

Town of Clifton Park

One Town Hall Plaza
Clifton Park, New York 12065
(518) 371-6054 FAX (518)371-1136

PLANNING BOARD

STEVEN BULGER

Chairman

PAUL PELAGALLI

Attorney

JANIS DEAN

Secretary



MEMBERS

Michael Hale

Joel Koval

Eric Ophardt

Sandra Pace

Kim Paulsen

Tom Werner

(alternate)Emad Andarawis

Planning Board Minutes

April 13, 2010

Those present at the April 13, 2010 Planning Board meeting were:

Planning Board: J. Koval – Vice Chairman acting for S. Bulger as Chairman, M. Hale, E. Ophardt, S. Pace, T. Werner
Emad Andarawis – Alternate for S Bulger.

Those absent were: S. Bulger, Chairman, K. Paulsen

Those also present were: J. Scavo, Director of Planning;
J. Romano, CHA Companies;
P. Pelagalli, Counsel;
M. Springli, Secretary

Mr. Koval, Vice Chairman, called the meeting to order at 7:02 p.m. Mr. Koval introduced those in attendance. All in attendance stood for recitation of the Pledge of Allegiance as led by Mr. Hale. Mr. Koval noted that Mr. Bulger was absent tonight and that he would be acting as chairman in his place. The chairman also noted that Emad Andarawis would act as a voting member tonight.

I. Public Hearings:

None

II. Old Business:

None

III. New Business:

A. [2010-008] **Clifton Park Center Mall Subdivision**– Proposed (2) lot subdivision to divide recently approved hotel site from the remainder of the Clifton Park Center Mall, 22 Clifton Country Road - Conceptual subdivision review. SBL: 272.-1-31.11.

Mr. Joe Dannible, as a representative for the applicant, presented this application. He showed a subdivision plan and the aerial view of the plot. Mr. Dannible noted that all required area variances have been obtained from the ZBA.

Mr. Scavo noted that Mr. Mackesey asked for sidewalks and pedestrian crossings at the site. Mr. Mackesey also asked for a bike rack, benches and trash receptacles along the sidewalk on behalf of the Trails Subcommittee.

Mr. Scavo also commented on cross-access easements that have been agreed upon with the original purchase of the mall. The Director of Planning also noted that sewer issues were being reviewed and discussed with the applicant.

Mr. Romano reported that CHA Companies reviewed the concept subdivision plan dated April 7, 2010 for the above referenced project as prepared and offer the following comments:

1. The proposed project appears to be an “Unlisted” action pursuant to SEQRA, and as such, coordinated review is optional. The involved agencies are expected to include the following:
 - Clifton Park Planning Board - Subdivision Approval
 - Clifton Park Zoning Board of Appeals - Area Variances
2. Utilities such as water and sanitary sewer that service more than one parcel are required to be owned by a public entity. It is likely that the existing utilities servicing the parcel are privately owned. Similar subdivisions have required the dedication of public utilities or creation of a transportation corporation. The subdivision plan should depict the utilities and document how the proposed parcels will be serviced.
3. Reciprocal ingress/egress easements should be provided for the proposed parcels. Parcel 1 should be granted access to the Clifton Country Road curb cut and Parcel 2 should be granted access over the drive aisle within proposed Parcel 1.

Mr. Myers provided the following written comments that were read by Mr. Scavo regarding this application:

- Twenty six (26) area variances pending approval at April 6, 2010 ZBA meeting. (In addition to one area variance approved previously)

Mr. Scavo noted that Ms. Sheryl Reed had no written comments.

Mr. Scavo reported that, after review of the project plan, the ECC had no recommendations.

Planning Board Comments

Mr. Hale asked if there would be dedicated Hotel Parking signs and Mr. Macelroy said that it would be same as all mall parking – first come, first served. He also stated there would be separate connections for water and sewer but easements would be noted in the plan.

Mr. Hale also asked if those were benches noted on the plan? Mr. Address replied yes.

Mr. Koval asked about the existing crosswalks near this entrance. Mr. Ophardt inquired whether it would be possible to link the crosswalk in front of the proposed hotel to the shared use pathway on the west side of Clifton County. Mr. Scavo noted the town right of way is narrow, and the shared use pathway might be on the property of Windsor Development. But, any crosswalk across Clifton County Road that links to the shared-use pathway would be desirable. Discussion of appropriate location for bike rack took place. The Board agreed that might be better kept to the side where it currently is. Mr. Koval noted that there were a large number of variances obtained. The Board was generally agreeable to the subdivision plan. The Planning Director noted that it is likely that it could be seen for Preliminary Review and a public hearing at the first meeting in May if the applicant submits plans at the next submittal date.

IV. Minutes Approval:

Mr. Hale made a motion to approve the minutes from the March 23, 2010 meeting of the Planning Board. Mr. Ophardt seconded the motion, Ayes: Koval, Ophardt, Hale, Andarawis. Noes: none. Mrs. Pace and Mr. Werner abstained.

IV. Discussion Items:

The next Planning Board meeting was changed to Wednesday, April 28, 2010

Mrs. Pace made a motion to close the public meeting at 7:16 p.m. and Mr. Koval seconded the motion which passed unanimously.

Respectfully submitted,

Margaret L. Springli

cc: Planning Board Members, Planning Department, Clough, Harbour, and Associates, Supervisor, Town Administrator, Assessor, Zoning Board, Department of Building and Development, Town Clerk, Town Board Members, Highway Superintendent, Lou Renzi, Town Attorney, Tom McCarthy, Town Attorney, Paul Pelagalli, Town Attorney, ECC, Clifton Park Water Authority