

Town of Clifton Park

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PLANNING BOARD

Rocco Ferraro
Chairman

Paul Pelagalli
Attorney

Meg Springli
Acting Secretary



MEMBERS

Michael Hale

Joel Koval

Eric Ophardt

Sandra Pace

Kim Paulsen

Tom Werner

(alternate) Emad Andarawis

Planning Board Minutes

April 10, 2012

Planning Board: R. Ferraro, Chairman, J. Koval, E. Ophardt, E. Andarawis M. Hale

Those absent were: T. Werner, S. Pace, K. Paulsen

Those also present were: J. Scavo, Director of Planning
R. Milano, M.J. Engineering
M. Montague, ECC
P. Pelagalli, Counsel
M. Springli, Acting Secretary

The chairman called the meeting to order at 7:05 pm. All in attendance stood for the pledge of allegiance. Mr. Ferraro stated that Mr. Andarawis was a voting member for the night in the absence of Mrs. Paulsen.

Mr. Ferraro noted that the next Planning Board meeting will be changed due to a scheduling conflict. If there are enough members, it would be held on Wednesday April 25th instead of Tuesday the 24th. Planning Board members indicated that would be agreeable. Mr. Scavo indicated that applicants will be informed of the change. The meeting for June 26th will be held on Wednesday June 27th instead. Mr. Pelagalli is unavailable but will find an alternate legal counsel for that date. Mr. Andarawis will be absent at the June meeting. Other planning board members indicated they should be able to attend.

I. Public Hearings - None

II. Old Business - None

[2012-009] Rekucki Office Building

Tom Andress presented the revised conceptual site plan as it has changed from its last submittal on 3/13/2012. The Planning Board requested alternative layouts that placed the building closer to the street within the previously approved variances on the site. The current application proposes to have the building situated perpendicular to Longkill Road with a single entrance and parking on the side of the lot nearest Stewart's.

Mr. Andress also showed where the landscaping would be on the site to give a bit of a screening of the parking lot from the road.

Mr. Ferraro asked what kind of material would be on the exterior of the building. Mr. Rekucki replied clapboard, perhaps a long-lasting concrete base that looks wood-like.

Public Comment – None

Professional Comment

Planning Director

- The location of the stakes placed on the site to delineate the building footprint appear too close for exits along the sloped bank.

(Mr. Andress responded that the stakes were not placed by survey but rather by the applicant to give a general idea of the size and that will be address at preliminary site plan review.)

Building Director as read by Planning Director

None

M.J. Engineering

- The proposed project appears to be an "Unlisted" action pursuant to SEQR, and as such a coordinated review is optional. The Planning Board may wish to accept lead agency status. Involved agencies are expected to include, but are not limited to the following:
 - Town of Clifton Park Planning Board - Site Plan Approval
 - Clifton Park Water District #1 - Water Connection Permit
- The Concept Site Plan appears to meet B-3 District zoning, space, and bulk standard requirements with the exception of the following:
 - The current plan does not show the required 10 foot wide landscaped areas along the side yards from the front building line.
 - The side yard setback of 50 feet noted on the plan along the eastern side of the site should be corrected to read 20 feet.
- Correspondence from NYSDEC New York Natural Heritage Program should be provided to identify if areas of rare, threatened or endangered species exist on or in the immediate vicinity of the project site.

- The access aisle for the handicap accessible parking space should be located on the right side of the parking space and all required handicap parking signage should be shown on the plan.
- A stop sign should be added at the exit lane of the access drive.
- Existing and proposed utility locations and information should be indicated on the plan.
- Proposed grading should be shown on the plan and an Erosion and Sediment Control Plan will be required for review.
- The limits of disturbance should be indicated on the plan.
- Septic system design, components, details, and required setbacks should be shown on the plans.
- A Site Location Map should be included on the plan.
- The western property line should be clearly identified and labeled with bearings and distances.

ECC

- The ECC notes that sensitive environments exist on properties adjacent to the project site, thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project.
- The Applicant should install a green infrastructure solution to mitigate stormwater runoff from the parking lot toward the Long Kill.

Planning Board Discussion -

Mr. Hale stated that he felt the screening of the parking is well done and that the eye is going to be drawn to the building and feels it will work well in that location. Mr. Koval stated that he felt this alternative was a good compromise and fits in with the surrounding area and with the topography of the lot. Mr. Hale added that he wants drainage to be considered carefully as recommended by ECC. Mr. Ophardt commented that he felt the lines of the building were attractive and in character with the Jonesville area. Mr. Andarawis felt that the orientation was good and the architectural features worked. Mr. Ophardt asked about color. Mr. Rekucki said he will look to fit it with the building. Mr. Ferraro recommended speaking with Historic Preservation Commission for some design and color guidance so it fits most appropriately with the hamlet. The chairman stated that he still preferred placing the building in front with parking in the rear as he had suggested at the original concept review, but found this more preferable than the first proposal which had parking up front and the building at the back of the property. Mr. Ferraro remarked that he feels the parking lot is still too dominant and that the building should be

the main feature. Next, he added that he would like to see attention to maintaining natural features of the lot. Mr. Hale suggested some medium sized shrubs would be good buffering and something that attracts the eye to the building rather than merely screening. Mr. Rekucki expressed the desire to respect the historical aspect of the area and the recommendations of the Planning Board in moving forward with the project. The Planning Board found the current revision generally favorable.

IV. Minutes Approval – 3/27/2012

The chairman asked for a motion to approve the minutes from the previous Planning Board meeting

So moved by: Ophardt

Seconded by: Andarawis

Abstained: Hale

Ayes: All else

Opposed: None

This motion is: passed

V. Discussion Items –

- **Meeting Date change - April 24th to April 25th and June 26th to June 27th**
- **Bowman Orchards Solar Panels** – Mr. Carlos Newcomb asked for permission to speak. He stated that his client, a town resident had applications for a proposed solar panel installation and thought that they were supposed to show up for the meeting. Those applications were not submitted to the Planning Department prior to the meeting for the review period therefore, it was determined that no decision would be rendered at this meeting. Mr. Newcomb of Hudson Valley Clean Energy described the solar panels – which in the fields will be a pole mounted system. He added that an array will be on the roof of the new worker's living quarters. Mr. Scavo stated that a public hearing would have to be scheduled because this is a Special Use Permit. Mr. Ferraro observed that the installation location is very remote and not likely to be seen by any nearby residents. Mr. Scavo stated that it would be possible to schedule for the May meeting if all the application material is complete.

Next submittal deadline: 4/18/2012

Next Planning Board Meeting: WEDNESDAY 4/25/2012 with items submitted 4/4/2012

The chairman asked for a motion to close the meeting at: 7:35

So moved by: Hale

Seconded by: Ophardt

Ayes: all