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PLANNING BOARD

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Eric Ophardt
Kim Paulsen
Eric Prescott
Tom Werner
(alternate) Andy Neubauer

Planning Board Meeting
February 10, 2015

Those present at the February 10, 2015 Planning Board meeting were:

Planning Board: R. Ferraro, E. Andarawis, J. Koval, E. Ophardt, K. Paulsen, E. Prescott,
A. Neubauer – Alternate Member

Those absent included: T. Werner

Those also present were: J. Scavo, Director of Planning
J. Bianchi, M J Engineering and Land Surveying, P.C.
P. Pelagalli, Counsel
M. Springli, Secretary

Mr. Ferraro called the meeting to order at: 7:00pm. All in attendance stood for the Pledge of Allegiance. Mr. Ferraro thanked Mr. Koval for covering the last meeting in his emergency absence. The chairman also congratulated Mr. Andarawis on the birth of his son. Mr. Neubauer was designated as a voting member in Mr. Werner's absence

I. Minutes Approval

Mr. Koval moved to approve the minutes of January 27, 2015 as written. The motion was seconded by Mr. Ophardt. Ayes: Koval, Ophardt, Paulsen, Prescott, Neubauer. Noes: None. Abstained: Ferraro, Andarawis.
The motion was carried.

II. Public Hearing – None

III. Old Business

2014-047 St. Edward's Church Addition

Proposed 14,224 SF addition and parking lot amendment, 569 Clifton Park Center Rd, Zoned: PIR, Status: Preliminary site plan review with possible determination.

SBL: 271.-4-40

Mr. Thomas Field of Ryan, Biggs, Clark, Davis presented the plan which remains much as it was seen at a meeting in November of 2014. Mr. Field described the site plan which is an addition to the worship space to be built in the existing parking lot. The consultant stated that additional parking spaces will be created to the northern end of the lot.

Mr. Scavo, Planning Director, reported that the following groups and/or staff have had the opportunity to review the plans as submitted and any of their written comments have been forwarded to Planning Board members for their consideration:

- Sheryl Reed, Bureau of Fire Prevention
- Steve Myers, Building and Development
- Environmental Conservation Commission
- Dan Hartnett, Trails Subcommittee of the Open Space, Trails, and Riverfront Committee
- Rick Kukuk, Highway
- Don Austin, Clifton Park Water Authority

ECC Recommendations from memo dated 2/3/2015

- The ECC would like to see the applicant to supply a visual impact assessment for the Planning Board and ECC review.
- The Applicant *shall* submit a Stormwater Management Plan for review by the Town's Engineer.
- The stormwater system should be sufficient to handle the combined stormwater runoff projected for the final development configuration.

S. Myers Comments from a memo issued 1/23/2015

- Contrary to letter submitted with plans, a full SWPPP is required due to disturbance of more than one acre for project.
- Although not a requirement, the developer may want to have a discussion with Shenendehowa regarding the existing trail system in the area of the parking lot expansion since it is used by many of the schools running sports teams for practice and meets.
- Height variance approved

Mr. Scavo remarked that subsequent to the memo issued by Mr. Myers further discussion with the applicant and professional staff has shown that a SWPPP is not required by NYSDEC and that the applicant is demonstrating its intention to manage stormwater runoff according to accepted infiltration practices.

J. Scavo Review from a letter issued 2/6/2015

- Update Page C104 to include the Area Variance number and date of the ZBA Meeting at which time relief was granted for the building height to increase above the 35' maximum requirement per Town Code.

- The plan depicts light poles to be removed and give to the property owner for reuse. Please confirm if the light poles and fixtures will be stored and/or reused onsite, or will the lights be transported offsite.
- A traffic control plan showing positive guidance for parishioners should be provided to show how traffic circulation will be accommodated during construction. As part of this traffic control plan it is recommended the applicant show where the storage of construction equipment and material will occur. If need be, areas within the existing parking fields may be designated inaccessible for public parking purposes until construction is completed.
- No construction activities should be conducted during frozen ground conditions.

M.J. Engineering issued a letter dated February 6, 2015. Mr. Joel Bianchi, emphasized comments (shown in **bold**) that were not previously addressed at tonight's meeting based on the following written review.

State Environmental Quality Review

1. No additional comments.

Short Environmental Assessment Form

2. **A previously noted, in Comment 2 of our November 10, 2014 review, please furnish the Town with an updated SEQRA Short Form if not already provided. It may be obtained at the following web address:**
http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf

General Comments

3. **As noted in Comment 6 of our November 10, 2014 review, it was noted that there may be a need to prepare a project specific traffic study to examine the volume of peak hour vehicle trips generated.**

Site Plans

4. There needs to be a determination if the proposed building construction and use(s) will warrant automatic sprinklers as prescribed in the Building Code of New York State. This information is needed to determine whether or not an on-site hydrant is required to satisfy the requirements of Section 508.8 of the Fire Code of New York State (FCNYS).
5. **The proposed building has a height in excess of 30 feet. There may be a need to provide aerial access pursuant to Appendix D105 of the FCNYS.**
6. **Please note the location of any required Knox Boxes on the site plans or provide notation that final location will be reviewed and is subject to the approval of the Town of Clifton Park.**
7. **The plans show infiltration units in close proximity to the proposed building. There needs to be confirmation that these units would not adversely impact a foundation drainage system. Further, there may be a need to modify the foundation wall to prevent migration of stored water into a basement level, if one is proposed.**
8. **Provide additional spot elevations along the accessible route to confirm it meets the requirements of the ADA 2010 requirements.**
9. Silt fence is shown between the proposed sidewalk and pavement, adjacent to the proposed worship center. Please correct based upon need.

10. **The proposed site plans do not appear to show the locations of the free standing light fixtures shown on the illumination plan.**
11. Show any required temporary construction entrances, top soil stock pile areas and concrete washout areas if deemed necessary on the Erosion and Sediment Control Plan.
12. There should be consideration of providing separation fabric between the stone and native material for the infiltration trench.
13. The detail for the accessible aisle (20 feet in depth) does not appear to match what is shown on the plans.
14. Provide a standard sign mounting and post detail.
15. **Provide planting species for the proposed rain garden.**
16. **The infiltration chambers should include inspection ports and should be included on the detail.**

Stormwater Letter Report

17. The project indicates that all discharges from the construction site will be fully infiltrated within the confines of the parcel with no off-site discharges. As such, no permitting is required under the General Permit. Consistent with the NYSDEC 2006 FAQs (Item 2) this is true, assuming the design criteria listed is followed. There needs to be in-situ testing to confirm site soil permeability. Further, there needs to be consideration of frozen conditions during construction. In the event the ground freezes, under the worst case scenario there would be no soil percolation. Therefore, in order to demonstrate that **the site will not have any off-site discharges, the stormwater basins should be modeled as if there is no percolation.**
18. Should it be determined that the project requires permit coverage, this project may be subject to the requirements of GP-0-15-002, which replaced GP-0-10-001 on January 29, 2015. Determination of the applicable permit would be subject to the review of the Town's SMO.
19. Provide watershed boundary and subcatchment mapping to verify tributary areas, Tc paths and design points for review and confirmation that the developed portions of the site will not be discharge to offsite locations.
20. Provide calculations for all infiltration practices proposed.
21. The report indicates the use of rain gardens. Regardless if it is determined that the project does not need to seek permitting under the General Permit, appropriate design information needs to be furnished for review to confirm functionality.

Public comment:

Dan Hartnett, Clifton Park Trails Subcommittee member asked the applicant to address the following:

- show location of the bike rack
- would like walkway or easement along Clifton Park Center Road
- suggested a crossing guard might helpful during peak attendance times
- add a striped walkway within the parking lot from the added northern parking lot

Cynthia Nash, 557 Clifton Park Center Road, adjacent neighbor to the project voiced her opposition to the project as proposed and asked questions regarding the following:

- the reason for the proposed location of the addition rather than on the western side of parcel.
- asked about height of building

- results of traffic impact study
- timeframe of buildout
- septic field location
- environmental study about Karner Blue Butterfly which is in proximity of Shenendehowa Fields at northern border.
- groundwater impact on neighbors
- asked about hours of operation and noise level during construction
- asked for trees along property line
- visual impact from her back yard

Mr. Field, representing the applicant, responded to Mrs. Nash's concerns

- Main part of building will be slightly taller than existing building with the cupola and cross above that.
- Stated that the position of the building addition was arrived at based on architectural study by professionals and use of existing building facilities
- The Church has Public water and sewer and not well and septic
- Site is not part of DEC protected area for Karner Blue .
- Borings show that ground water is at 25'
- No drilling, blasting through rock.
- Work will be performed during usual construction hours per the Town Code.
- Visibility from house was discussed based on the aerial views. Mr. Ferraro remarked that there appeared to be some mitigation measures that could be taken and suggested applicant meet with the homeowner.

The consultant stated that the plan has been worked on for 6 years and that the location chosen is the best functioning spot for the applicant. A variance was granted for the height on November 18, 2014. The cupola would be 65' and the top of the cross would be at 81'.

Planning Board Comments:

Mr. Ferraro asked about the exterior of the building. It was stated that it would be brick. The chairman asked if it might be possible to do some strategic tree plantings to minimize the visual impact of Mrs. Nash. Mr. Field noted that there was no plan to disturb existing trees and it might be difficult to add existing trees because of water drainage issues.

Alex Shchipkov, 555 Clifton Park Center Road, stated that during winter and fall he can see the building from his house.

Mr. Koval stated that he felt there might be an opportunity that the church can try to make some attempt to plant some trees to help the neighbors but that there is a good buffer and that they should not be held to completely hide the building from the neighbors. Mr. Ferraro noted that it was not reasonable to expect that one would not have some view of another building from one's home in the R-1 zone. Mr. Ferraro added that there are no natural features to be removed in order to build the sanctuary.

Gloria McCaslin, 563 Clifton Park Center Road, stated that the church is in her back yard. She also noted that she did not view the church as a deterrent to her home. She supported the project.

Mr. Neubauer asked what the existing worship space might be used for in the future. Reverend Patrick Butler stated that it would be used for after worship fellowship and after school study space and adult social gatherings.

Mr. Neubauer also asked for clarification about the pedestrian circulation issues. Mr. Field responded:

- striped connection will be done
- bike rack existing (portable) will be relocated near main entryway.
- crosswalks for pedestrians were considered and discussed with parishioners
- not many pedestrians (approximately 3) walk to church
- Church would prefer to leave it up to the Town to decide about safety and location of a crossing

Mr. Ophardt stated that he felt the area in front of the church drive might be a good location for a crossing on Clifton Park Center Road. The member asked if the church would be willing to add a sidewalk stating that he felt that if there was a sidewalk from the church to the road would probably encourage more people to walk to church. Mr. Field stated that the driveway is very long and very wide and that a need has not been identified. Mr. Ophardt stated that he felt that a sidewalk would encourage safe walking.

Reverend Butler stated that he was concerned regarding the benefits vs. the liabilities of sidewalks.

Dan Hartnett noted that there is a crosswalk on the road which is nearby at the Shenendehowa Campus and Clifton Park Center Road that would be similar. Mr. Hartnett added that connecting people to community centers is why the Trails committee was formed. Mr. Hartnett stated that as part of the Trails Master Plan, Clifton Park Center Road had been identified as an area of interest and that the committee would like to see a sidewalk along the road.

Mike Walsh, a Clifton Park resident, stated that he is one of the walking parishioners and that he did not see a need to change existing conditions.

Mr. Shchipkov stated that he did not support a sidewalk in the area.

The unidentified neighbor who stated that she lived next door said that few people do walk there and that when they do, they used the grass.

Mr. Ferraro noted that encouraging healthier activities such as walking was important and applauded efforts by the town to actively create more pedestrian connectivity as projects present themselves, and sidewalks and multi-use paths are part of that effort. The chairman stated that he would like to see a sidewalk along the driveway. Mr. Ferraro also noted that he would ask the applicant to meet with Jennifer Viggiani to discuss placement of the crosswalk design.

A resident asked if the sidewalk which currently exists along town property on the south side of the street could be continued on Clifton Park Center Road. Mr. Hartnett stated the current trail was part

of a “Safe Routes to School Grant” and that the Trails Subcommittee was researching extending that as a priority. Discussion ensued regarding the right-of-way and existing conditions. The planning board members asked if the church would consider adding it to the plans for “possible future pedestrian connection”. Mr. Field asked if the planning board would agree to an easement for future trail reserved on either side of the driveway. Board members also asked for a 15’ right-of-way along Clifton Park Center Road for future improvements. Notes will be added to the Plan indicating the purpose of the R.O.W. and the consideration of constructing the trail and sidewalk as future conditions warrant.

Mr. Ophardt then asked about the Karner Blue Butterfly habitat. Mr. Scavo noted that Mr. Hale, former planning board member, addressed the issue in the meeting in November, 2014, and confirmed that the defined area was nearby but that this project would not impact it. Mr. Neubauer examined the facade renderings and discussed the virtues of the wall heights in relation to the peak of the roof and commented that he felt the new building design was visually appealing and scaled well. Mr. Ferraro remarked that he liked the rain gardens proposed as well.

Mrs. Paulsen moved, seconded by Mr. Neubauer, to establish the Planning Board as Lead Agency for this application, an unlisted action, and to issue a negative declaration pursuant to SEQRA. The motion was unanimously carried.

Mr. Andarawis moved, seconded by Mr. Ophardt, to grant preliminary and final site plan approval to this application conditioned upon satisfaction of all items listed in the final comment letter issued by the Planning Department. The motion was unanimously carried.

IV. New Business - None

Discussion Items - None

Mr. Koval moved, seconded by Mr. Ophardt, adjournment of the meeting at 8:29p.m. The motion was unanimously carried.

Respectfully submitted,

Margaret Springli