

Town of Clifton Park

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PLANNING BOARD

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Denise Bagramian
Jeffery Jones
Andy Neubauer
Eric Ophardt
Greg Szczesny

(alternate) Teresa La Salle

Planning Board Minutes

April 24, 2018

Those present at the April 24, 2018 Planning Board Meeting were:

Planning Board: R. Ferraro, Chairman, E. Ophardt, D. Bagramian, E. Andarawis, A. Neubauer,
G. Szczesny, T. LaSalle – Alternate Member

Those also present were: J. Scavo, Director of Planning
A. Morelli, Counsel
M. Springli, Secretary

Absent: J. Jones

Mr. Ferraro, Chairman, called the meeting to order at 7:00 pm. All in attendance stood for the Pledge of Allegiance. The chairman noted that Ms. LaSalle would be a voting member in the absence of Mr. Jones.

I. Minutes Approval – 4/10/2018

Mr. Neubauer moved, seconded by Ms. Bagramian, to approve the minutes of the meeting on 4/10/2018 as written.

Ayes: All. Noes: None. Abstain: G. Szczesny. Motion carried.

II. Public Hearings -

2015-047 Connie Lake Properties (The Mill)

Mr. Ferraro described the subdivision which is a commercial restaurant property that straddles the boundary line between Round Lake and Clifton Park. One of the lots that are owned by Connie Lake Properties was re-designated by the Town Board from B-1 to B4 earlier this year.

Mr. Ferraro explained the review and approval process to those present, stating that the Board was required to render a determination pursuant to SEQRA (State Environmental Quality Review Act) prior to conducting a public hearing on this application. He explained that the Planning Board would assume Lead Agency status for the project and issue a negative declaration as a formality which neither granted nor implied approval of the subdivision application. Should it be determined that additional

environmental review is required, SEQRA discussions will be reopened and a decision rendered when deemed appropriate.

Mr. Ophardt moved, seconded by Mr. Szczesny, 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. Ferraro, Chairman, called the public hearing to order at 7:07p.m. The Secretary read the public notice as published in the Daily Gazette on 4/10/2018.

Consultant/Applicant Presentation:

Duane Rabideau, Matt Chauvin, Peter Loyola, Michael Calligan and Melanie Beale, represented the applicant, Connie Lake Properties. Mr. Rabideau gave a brief history of the proposal which would bring a pre-existing commercial site into compliance, adds landscaping that will create a visual and sound buffer to the adjacent residential zone, and create a new residential parcel.

Environmental Conservation Commission

The ECC held a meeting on 4/17/2018 to discuss the project and issued a comment letter stating that:

- The catch basin on the Clifton Park side of Lot 1 does not show a connector.
- There currently exists a stormwater pipe on the Village of Round Lake side of Lot 1 that flows to directly into the wetlands adjacent to Round Lake. It is our understanding that the applicant is in contact with the NYSDEC regarding the existing drainage flows to the DEC Wetlands. The ECC is concerned that the drainage from the Clifton Park portion of Lot 1 will flow into the DEC wetlands and should be addressed by the applicant.
- The ECC notes that the installation of the berm should have measures to minimize any drainage impacts to surrounding properties.

S. Myers

- Proposal is to subdivide existing property and re-zone one of the new parcels from B-1 to B-4.
- Resolution approved by Town Board on 4/6/18.
- Resolution waived new setback requirements for new parcel to be zoned B-4. As a result variances will not be required for new parcel.

S. Reese

- It appears that the commercial development has directed runoff directly into a NYSDEC wetland. There are existing catch basins shown on the plans that are within the Town of Clifton Park. The ECC is concerned if the existing structures are interconnected and flow into the NYSDEC wetlands. The applicant shall show the locations of the piping and outlets of the existing catch basins.

John Scavo, dated April 5, 2018

- The Town Stamp Approval Block should be updated to display the approval consideration was offered by “resolution” and not by “motion” as currently reflected.
- The site statistics table should be updated to reflect R-1 zoning for Lot 2 and B-4 zoning for Lot 1.

- The final 911 addresses obtained from Sheryl Reed, Chief of the Fire Bureau must be added to the final plan.
- Add a note that states, “Pursuant to Article V, §179-20 of the Town Code, the Planning Board required the implementation of an approved Landscaping/Planting Plan be made a condition of subdivision approval. Preservation of the assigned plantings and berm feature provide visual and auditory mitigation to adjacent properties. The preservation of the berm features and plantings as shown on the subdivision plan are subject to Article XI, §179-41 of the Town Code.”
- Add a note to the plan that states, “Any need for future site plan review by the Town Planning Board shall be governed by the Town’s Zoning Officer’s interpretation and applicability of Article XVI, §208-1113 of the Town Code.”

Professional Comment:

MJ Engineering

State Environmental Quality Review

- No additional comments at this time.

Short Environmental Assessment Form

- No additional comments at this time.

Subdivision Plan

- The project is located within the Town’s R-1 Residential District and B-4 Commercial District. The B-4 designation was recently granted by the Town. The proposal for single family homes on lot 2 is considered a permitted principal use within the R-1 District pursuant to Section 208-10(B)(2)(b) of the Town Zoning. Further the use on Lot 1 is permitted by way of the recent zone change.
- In regards to Lot 1, the proposal is for the construction of a visual and sound buffers, which is not regulated under zoning.
- There has been no review of the remaining improvements or bulk lot statistics of the portions of Lot 1 that is within the Village of Round Lake.
- In reviewing Section 208-11 of the Town’s Zoning, the minimum bulk lot requirements appear to be met for Lots 2. The bulk lot requirements for lot 1 have been waived pursuant to the Chief Zoning Officer review memo.
- Update the site statistics indicating the current zoning designations for Lot 1. Show the zoning district boundary recently approved by the Town.
- The subdivision plan shows an area of disturbance for activity planned for Lot 2, but does not include the visual screening by way of plantings proposed on Lot 1. If the total ground disturbance exceeds 1 acre for these two activities, a project specific SWPPP will be required.
- Pursuant to Comment 19 of our September 18, 2015 review, the applicant needs to obtain the 911 emergency response address and show on the final plat.

Public Comment: None wished to speak

Mr. Ferraro moved to close the public hearing at 7:19pm, seconded by Mr. Szczesny. The motion was unanimously carried.

Mr. Ophardt asked what had been done to address noise concerns. Matt Chauvin responded that extensive berming, plantings and relocation of the bandstand area from the lot in Clifton Park to the covered pavilion which is in the Village of Round Lake. Mr. Chauvin also stated that a Memorandum of Understanding between the Village and the applicant limits the hours of operation and the maximum

volume allowed for outdoor music. Acoustic panels have also been added to the side of the building for sound absorption. A note will be added to the plan and the deed for the residential lot about the potential for noise.

Discussion ensued about the Memorandum of Understanding. Mr. Chauvin stated that the applicant and any future owners would be required to comply with the site plan going forward. Board members stated that they felt that the berm was a design that would help.

Peter Loyola, explained the wetland issues that were discussed with the DEC. A dredging plan has been designed and will be monitored by DEC to address drainage concerns. Mr. Scavo noted that the Village of Round Lake will be overseeing that because the wetlands are in their jurisdiction and they have reviewed the plans during their site plan review process.

Mr. Ophardt offered Resolution No. 7 of 2018, seconded by Mr. Neubauer, to waive the final hearing for this application for the Connie Lake Properties 2-lot subdivision, and to grant preliminary and final subdivision approval condition upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Ayes: D. Bagramian, E. Andarawis, A. Neubauer, T. LaSalle, G. Szczesny, E. Ophardt, R. Ferraro
Noes: None
Resolution passed.

2018-015 Arnold Drive 2 Lot Subdivision

For the record, Mr. Ferraro explained that this project would also require SEQRA review which neither granted nor implied approval of the subdivision application, and should it be determined that additional environmental review is required, SEQRA discussions will be reopened and a decision rendered when deemed appropriate.

Ms. LaSalle moved, seconded by Mr. Ophardt, 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. Ferraro, Chairman, called the public hearing to order at 7:35 p.m. The Secretary read the public notice as published in the Daily Gazette on 4/10/2018.

Consultant/Applicant Presentation:

Derek Miller of Hallmark Property Holdings presented the project, a 2-lot subdivision which was granted area variances by the ZBA on April 17, 2018.

Staff Comments:

Environmental Conservation Commission

The ECC held a meeting on 4/17/2018 to discuss the project and issued a comment letter stating that:

- The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan, to the greatest extent practicable.

- In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.

John Scavo, dated 4/2/2018

- Add a notation to the final plan that states, “Town Staff will verify the proposed disturbance is under the 1 Acre Threshold based on documentation submitted at the time of the building permit.”
- It is believed that the location of this project site is an area of prior disturbance since it has been reported by town residents that “they played ball in the open field on this site as kids.” Historical documentation of the 146 corridor also shows prior agricultural uses within the area prior to the Arnold Drive neighborhood being constructed. The closest know archaeological sensitive area based on existing documentation is an unnamed cemetery located to the West of Arnold Drive on Tax Map Parcel #271.-1-19. The location of the cemetery near this parcel is the likely the trigger for Question 12b – Part I of the Environmental Assessment Form answered as “Yes” by the NYS DEC Mapping Tool.
- Based on a review of the current submittal, all my prior comments have been adequately addressed and satisfied.

Steve Myers

- Variances heard 4/17/18 by the ZBA and approved.

Open Space, Trails and Riverfront Committee

Roy Casper offered the following comments:

- The NYS ROW along the north side of Rt. 146 should be sufficient for the construction of a future 5FT sidewalk.

Professional Comment:

MJ Engineering

- As noted in Comment 5 of our March 23, 2018 review, it is expected that area variances will be requested. If relief is granted provide a summary of the extent of relief granted and zoning board resolution approving the relief on the plans.
- As noted in Comment 7 of our March 23, 2018 review, the concept subdivision plan shall show grading. This information is necessary to support the stated area of disturbance of less than 1 acre.
- As noted in Comment 8 of our March 23, 2018 review, any new access proposed onto Arnold Drive is subject to the review, approval and permitting from the Clifton Park Highway Department. Provide notation on the plat to that effect.
- It is suggested a note be added on the plan, prohibiting access from Rt 146. 7. As noted in Comment 10 or our March 23, 2018 review, provide information on the plans to indicate how potential sump pump laterals may be positioned which shall be in conformance with Section 86-7(A)(6) of the Town Code.

Public Comment:

Anthony Lafleche, 21 Wheeler Drive, expressed concern about the driveway positions, preserving vegetation and keeping setbacks consistent with other homes on Arnold Drive. Mr. Lafleche also requested that the curbs be restored along Arnold Drive. The Planning Director stated that could be requested of the Highway Department.

Mr. Ferraro offered, seconded by Mr. Andarawis second to close public hearing at 7:46pm. The motion was unanimously carried.

Planning Board Review

Mr. Ferraro asked what vegetation would be disturbed along Route 146. Mr. Miller stated that he could by right disturb up to an acre of vegetation. Mr. Ferraro noted that the Planning Board could impose restrictions as part of the approval, and asked the members if they had an opinion about that. Discussion ensued. Mr. Ferraro asked and the applicant stated that he would agree to keep some mature trees if possible and add supplemental plantings as needed to continue the tree line along the road frontage.

Mr. Ophardt offered Resolution No. 8 of 2018, seconded by Mr. Neubauer, to waive the final hearing for this application for the Arnold Drive 2-lot subdivision, and to grant preliminary and final subdivision approval condition upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department including a 25 foot buffer along the southern boundary of the property parallel to Route 146 at discretion of a field visit to be supplemented by additional plantings as needed subject to review by professional staff. Also, the applicant should add a note to the plan prohibiting access off of Route 146.

Ayes: D. Bagramian, E. Andarawis, A. Neubauer , T. LaSalle, G. Sczeszny, E. Ophardt, R. Ferraro
Noes: None
Resolution passed.

III. Old Business –

2017-058 Rosegate Apartment Building

Ivan Zdrahal, presented the project which was last seen in December 2017. Mr. Zdrahal noted that the project was located in the Town Center zone at the intersection of Mooney Way and Maxwell Drive. The speaker stated that it had been reviewed by the Technical Advisory Committee. Mr. Zdrahal then reviewed the project statistics. Next, he stated that the possible access points were reviewed and it was determined that the driveway on Mooney Way was the safer alternative based on a traffic study. Mr. Zdrahal then advised that the applicant was awaiting a permit from the ACOE for minor wetland disturbance.

Staff Comments:

Environmental Conservation Commission
The ECC issued a comment letter stating that:

- The extensive grading of this steep site will unquestionably create erosion threats to Bear Brook 303 (d) classified trout stream. Due to the character of the site's sandy loam soils, extraordinary erosion controls will need to be installed before and during any grading to take place. Weekly inspections will need to be conducted to ensure compliance with the SPDES Permit.
- The ECC notes that in some areas adjacent to graded slopes the project calls for 6 to 10 feet of fill. The applicant should provide a description of the approach to prevent settling and erosion of this fill post construction.
- The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of (the LC Zone, State or Federal Wetlands). The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.
- The ECC notes there is a potential for environmental impacts due to the installation of the sanitary lateral. 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 ECC recommends careful review of these plans by the Town Engineer.
- Existing vegetation should be preserved in areas where such growth enhances erosion control.
- 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 ECC recommends careful review of these plans by the Town Engineer.
- The Applicant should reserve and display on the *site plan* proposal sufficient trails / sidewalks to encourage walkable interconnected trails consistent with the Town Center Plan to accommodate multi-use trails to interconnect the proposed *property* with existing and contemplated trail networks.
- The Applicant should be encouraged to place the (remaining open space, agricultural lots) into the Conservation Easement Program.

John Scavo,

- A Draft of the SEQR documentation was sent to the Planning Board for review
- No additional comments

Michael O'Brien, issue a letter on 1/17/2018 stating that

- Capacity does exist for this project based on the figures provided via email May 31, 2017
- The Clifton Park Sewer District #1 Bear Brook trunk does connect to the SCSD#1 downstream. To avoid any confusion; general inspection will be conducted by the SCSD#1 or their representative.
- Pursuant to the Town sewer use Law, a \$1,000 hook up fee will be required paid prior to connecting to the sewer main.
- The lateral for the apartment complex will be operated and maintained by the property owner.

Scott Reese

- How will the temporary sediment trap work prior and during when fill is being brought in to the site?
- Include a full-size Erosion and Sediment Control Plan in the construction drawing set.
- Update SWPPP Post-Construction Phase Inspections and System Maintenance for the Structural Repairs and Replacement to replace “Town of Halfmoon” with “Fortress Partners, LLC”. Also include how maintenance vehicles will access the practice and how the basins will be stabilized after maintenance/repair has been completed (ie wheel ruts, vegetation removal, and the like).

Steve Myers

- Whether the “Planting Plan” sufficiently addresses the need for green infrastructure is still questionable. This also applies to the use of infiltration basins since the justification does not appear to be presented.

Sheryl Reed

- Provide 26 feet wide emergency access roads per D103 International Fire Code.
- Reduce the size of the planting island located northeast corner of the parking lot to provide adequate turning radius for emergency services vehicles.

Open Space, Trails and Riverfront Committee

Roy Casper offered the following comments:

- A 5FT sidewalk should be provided from west side entrance of the proposed apartment building to the sidewalk along Mooney Way. This is important for apartment residents who wish to walk to locations on Tallow Wood Drive.
- The proposed apartment building parking lot should include a parking access aisle for pedestrian safety and as an exterior accessible route for persons with disabilities. (Parking Access Aisles are recommended in HUD’s Accessibility Requirements for Covered Multifamily Dwellings, Accessible Routes, Pg. 15, April 2013.)
- A bicycle rack should be indicated where the site plan shows a Pad for a Bicycle Rack.

Professional Comment:

MJ Engineering issued a letter on 4/20/2018

Mr. Bianchi stated that many of his comments were already stated and he emphasized the following points:

- The painted crosswalk at the intersection of Mooney Way should be set back as it is too close to the shoulder of Maxwell Road. This will require modifications to the curb ramps on both sides of Mooney Way.
- The proposed sidewalk along Mooney Way needs to either be placed 4-feet from the edge of pavement or install a curb at the pavement edge if it stays at the proposed location. These modifications will provide adequate protection of pedestrians from passing vehicles.
- It is recommended that a direct pedestrian connection be provided from the sidewalks internal to the site to the sidewalks proposed along Mooney Way such that passage through the building is not required.

- Provide a plan showing a turning template for the largest responding emergency vehicle to confirm appropriate circulation in and through the parking lot.
- Confirm that no exterior refuse area is required. If one is required, show its location and provide a detail. Any enclosure should be complementary, matching the building materials of construction.
- A proposed hydrant is shown along the site access which is 24-feet wide. Section D103.1 of the International Fire Code (IFC) requires fire access roads with hydrants to be 26-feet wide.
- The proposed building appears to be greater than 30-feet in height. In accordance with Section D105.1 an aerial fire apparatus road shall be provided. The road shall be 26-feet in width pursuant to Section D105.2 of the IFC and shall be a minimum of 15-feet and maximum of 30-feet from one side of the building pursuant to Section D105.3 of the IFC
- Confirm that the proposed fire department connection will be within 100-feet of a hydrant (existing or proposed) pursuant to Section 912.2 of the IFC.
- On Sheet E-2, confirm the mounting height of the site lighting is 12-feet.
- On Sheet LS-1 show proposed light fixtures to confirm no tall trees are proposed that would obstruct light throw.
- Confirm the tree species shown along the Maxwell Road right-of-way will not reduce sight distance.
- Detail 8/D-2 needs to be corrected to either show a curb or the sidewalk needs to be offset a minimum of 4- feet from the existing edge of pavement to provide sufficient protection of pedestrians from vehicles.
- Include a section within the SWPPP that discusses permit eligibility with respect to Part I.F.4 and I.F.8 of the General Permit. Provide any documentation received from agencies having jurisdiction, either database searches or correspondence that support permit eligibility within the SWPPP.
- The SWPPP shall include the post construction maintenance requirements outline in Section 5.1.6 of the NYSSMDM (Pg 5-24) associated with soil restoration.
- Appendix J needs to include specific maintenance activities associated with the infiltration basin.
- The traffic assessment examined cut through traffic as well as determining the peak hour vehicle trips generated from the project and resulting impact on the local roadways. Based upon the origin destination study, the assessment found that less than 6% of the vehicles observed during the AM and PM peak travel times were a result of shortcut/cut-through traffic. The project is expected to generate 13 and 17 peak hour vehicle trips during the AM and PM peak hours, respectfully. These values were determined utilizing the Institute of Traffic Engineer's (ITE) standards. The assessment of the adjacent roadways indicates sufficient capacity to accommodate the additional peak hour vehicle trips anticipated from the project. The engineering assessment completed follows accepted and recognized methodology. We take no exception to the findings and conclusions of the assessment prepared.

The chairman expressed some concern about access to the site, and state fire code and safety requirements as prescribed by the International Fire Code, and discussion ensued about how they were being addressed within the Town Center zone when buildings are greater than 30 feet high. Mr.

Bianchi stated that minor modifications to the site plan should allow compliance with the IFC and could be a condition of stamping the plan.

Public Comment:

Penny Santagano 107 Tallow Wood Dr., an adjacent property owner, stated that she has been unable to successfully contact the owner regarding some issues with trees that have occurred at their common property line and asked for some assistance from the board and/or the representative. Mr. Zdrahal responded that he would contact the SPV Property Realtor and inform them of the problem.

Anthony Lafleche, 21 Wheeler Drive, asked for clarification on proposed easements and potential trails and sidewalks. Discussion ensued.

Planning Board Comment

Mr. Neubauer noted that there were significant grading issues at this site and that the pedestrian and vehicular accesses proposed addressed connectivity issues within the community and Town Center. It was suggested to add a connection from the western entrance to the building onto Mooney Way which would require some steps to be incorporated. Mr. Zdrahal stated that would be acceptable. Board members agreed.

Building elevations were discussed and it was asked if they showed the final materials. Also discussed was the requirements by Sheryl Reed that there be sufficient emergency access to the building to meet the International Fire Code requirements. Joel Bianchi stated that it is likely that only minor changes to the site plan will be necessary to meet the requirements. The Planning Director felt that those details could be signed off by the TAC if it conforms to the Form Based Code, and that could be part of a conditional approval.

Mr. Szczesny moved, seconded by Mr. Ophardt, 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.

Ms. LaSalle Moved, seconded by Mr. Ophardt, to waive the final hearing for this application and to grant preliminary and final approval of the site plan, conditioned upon satisfaction of the comments offered by the Planning Board, Planning Department, and Town Designated Engineer and upon review by the TAC for façade design and materials of the exterior of the building, and if the applicant and the TAC cannot come to mutual agreement, it shall be remanded back for further Planning Board review.

IV. New Business

2018-021 Grastorf 2 Lot Subdivision

Tom Andress with ABD Engineering presented the application on behalf of the applicant.

Mr. Scavo noted that a packet was distributed to Planning Board members. The Planning Director explained that in the past, a building permit was applied for and approved for a pool on lot 116, the single family home was located on lot 118, and both properties were owned by the same

party. Certificates of occupancy were issued for both lots. At some point, the Assessor issued a consolidation of the two lots, which effectively merged the property into one lot with Saratoga County Real Property. The applicant now proposed to re-subdivide it per the original lot lines, stating that they had not requested the consolidation. The Planning Director then stated that this would be considered a pre-existing non-conforming lot, therefore, deemed a buildable lot in the CR zone, had the consolidation not occurred. Mr. Scavo stated in order to correct the administrative error, a public hearing, and subsequent subdivision approval and filing of a stamped mylar plan with the County, must take place.

Staff Comments:

Steve Myers

- Pre-existing non-conforming lot in the CR zone is entitled to a single residence per code..
- Viable well and septic will be required prior to issuing any permits.
- Details of Munro lot should be obtained prior to any approvals (septic, well, house) and wetlands.
- Does not appear wetland delineation has been verified since 1996. Does not show ACOE wetlands on Munro property.

Professional Comment:

MJ Engineering

- The project is located within the Town's Conservation Residential(CR)zoning district. The proposal for single family homes is a permitted use within the CR District as noted in Section 208-16(D)(1)(b) of the Town's Zoning.
- Pursuant to the Chief Zoning Officer's memo, the preexisting non-conforming lot is entitled to a single-family residence. As such, a review of the bulk lot requirements for the proposed lots has not been completed.
- It is unclear from the plan whether the well on the new lot is existing or proposed. If proposed confirm that it is not within 100-feet of a septic system on the Lands of Munro.
- Provide information on the plans to indicate how potential sump pump laterals may be positioned which shall be in conformance with Section 86-7(A)(6) of the Town Code.
- Prior to approval or filing of the subdivision plat with the Saratoga County Clerk, the appropriate 911 emergency response numbers must be obtained for and assigned to each lot created and placed on the filed plat.
- Considering this plan is conceptual in nature, subsequent comments will be provided with a preliminary plan submission.

Public Comment:

Anthony Lafleche, 21 Wheeler Drive, asked about setbacks.

Planning Board Review:

Board members recognized unique characteristics of this application in this location, and they agreed that the next step would be a public hearing. The Chairman noted that he felt the Notice of Decision should explicitly state that this would correct an administrative error for a pre-existing, non-conforming condition in existence prior to 2006.

V. Discussion Items –

The TAC met last week for the drivethru on Route 146 and the Hamlet of Clifton Park Apartments and the meeting summaries will be forwarded to the board. The Planning Director also noted that part of the TAC meeting discussions involved signage within the Town Center and the procedure.

Discussion also ensued about tree buffers in general and public expectations regarding them. Mr. Scavo noted that at times neighbors will complain that clearing has been done when in fact, the applicant has simply cleaned up debris and delimbed lower branches and scrub, leaving behind healthier and larger trees in the buffer zone.

Mr. Szczesny moved, seconded by Mr. Neubauer to adjourn the meeting 9:50pm. The motion was unanimously carried.

Respectfully Submitted,


Meg Springli