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Town of Clifton Park Planning Board
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PLANNING BOARD

DENISE BAGRAMIAN
Chairwoman

ROBERT WILCOX
Attorney

PAULA COOPER
Secretary



MEMBERS
Emad Andarawis
Eric Ophardt
Heather Fariello
Mario Fantini

Keith Martin
Lisa Westrick

Planning Board Minutes
October 22, 2024

Those present at the October 22, 2024 Planning Board meeting were:

Planning Board: D. Bagramian, Chairwoman, H. Fariello, E. Ophardt, K. Martin, L. Westrick

Those absent were: E. Andarawis, M. Fantini

Those also present were: J. Scavo, Director of Planning
W. Lippmann, M J Engineering and Land Surveying, P.C.
R. Wilcox, Counsel
P. Cooper, Secretary

Ms. Bagramian, Chairwoman called the meeting to order at 7:00 p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Minutes Approval:

Mr. Ophardt moved, seconded by Ms. Fariello, approval of the minutes of the October 8, 2024 Planning Board meeting as written. The motion was unanimously carried. Mr. Martin abstains.

Public Hearings:

#2024-008 Route 9 Telecommunications Tower Site Plan

SBL: 266.3-3-20 Construction of a Telecommunications Tower, Us Rt 9 Rear, Zoned: B3
- Neighborhood Business Status: Final Applicant: Cellco dba Verizon Wireless,
Consultant: Tectonic Engineering Last Seen On: 05/14/2024

The Chairwoman noted that a negative declaration pursuant to SEQRA was established on 5/14/24.

Ms. Bagramian called the public hearing to order at 7:03 p.m. The Secretary read the public notice as published in the Daily Gazette on October 11, 2024.

Consultant/Applicant Presentation:

Dave Brennan, Yong Sommer, stated he is here tonight with Sarah Coleman, a real estate specialist with Verizon Wireless. He stated they were previously before the Planning Board in April and May and the application is located off Route 9, on Meyer Road in the apartment complex. Mr. Brennan stated the application is for a 120' cellular tower and he showed the location to all in attendance. He stated this is on private property behind the "I Love NY" sign that is along the Northway (I-87). He stated that the purpose of the cellular tower is to increase coverage to the east and west as well as up the highway. Mr. Brennan stated the materials in the application have been sent to Professor Johnson and all of his comments have been satisfied. Mr. Brennan stated that variances were needed and he has been to the ZBA which approved them.

Staff Comments:

Scott Reese, Zoning Administrator issued a memo stating:

- Per Town Code Chapter 208-95 A. "the Planning Board is hereby authorized to grant special use permits for all new construction of communications towers and facilities within the Town of Clifton Park."
- All applicants for a special use permit for communication towers shall follow the procedure for site plan approval set forth in Town Code Chapters 208-113, as well as the procedures for special use permits as set forth in 208-95.
- The ZBA approved the following area variance on September 17, 2024: Per Town Code Chapter 208-95 E (3) (b). No communication tower shall be within 500 feet of the property line of any existing residential property within the zones identified in Subsection E(3)(a). The proposed communication pole is located 440 feet from an existing residential zone. The variance requested is 60 feet from the 500 feet distance from a residential property zone.

Scott Reese, Stormwater Management Technician issued a memo stating:

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- Verify if collected water that is discharged through the proposed driveway culvert will not impact structures that are located below.
- The fill being placed on the steep slope north of the driveway should call out for erosion control blanket to ensure stabilization of the steep slope.

John Scavo, Director of Planning issued a memo stating:

- The Saratoga Co. Planning Board offered a recommendation noting that the project will have no significant county-wide or intercommunity impact.
- The proposed facility is an allowed use listed under the Town of Clifton Park's B-3 Zoning District for Uses Requiring a Special Use Permit, subject to specific additional requirements listed in Section 208-95 of the Town Code. I believe the applicant complies with all applicable standards for evaluation and compliance per the Town Code requirements.
- The proposed construction of a communications tower and supporting structures presented on the site plan, drawn by Tectonic Engineering and dated 10/21/2023, meets or has been granted relief from the minimum requirements of Chapter 208 of the Zoning Regulations. Relief from compliance was granted by variance by the Clifton Park Zoning Board of Appeals for requiring, per section 208-95E(3)(b) - no tower shall be within 500 feet of the property line of an existing residential property within the zones identified in subsection E(3)(a). The variance granted is 60 feet from the 500' distance from a residential property zone, allowing a 440-foot distance separation.
- The applicant documented a need for the facility as part of the application by illustrating the low signal areas and capacity issues that will be enhanced to meet FCC mandates as part of their license to operate. These findings have been reviewed by an independent RF engineer provided by the Town to review the application on behalf of the Clifton Park Planning Board. This peer review was documented on a report issued by Professor William P. Johnson RF Review Letter dated April 19, 2024.
- The applicant has provided a Supplemental RF Report dated September 25, 2024 to document responses to Professor Johnson's RF Review Letter.

Professional Comments:

No professional comments.

Public Comments:

No public comments.

There being no additional public comment, Mr. Ophardt moved, second by Ms. Fariello, to close the public hearing at 7:11 p.m. The motion was unanimously carried.

Planning Board Review:

Mr. Ophardt asked if there would be a generator on site for the tower. Mr. Brennan stated none is being proposed but if they choose to add one in the future the sound would not be disruptive as it would be heard with the sound of the Northway traffic. He stated they would like to reserve the

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right to add one in the future. Mr. Ophardt asked if there would be fuel stored on site if a generator was installed. Mr. Brennan stated there would be diesel on site and about 120 gallons in capacity size.

Mr. Ophardt asked if there would be fencing around the site. Mr. Brennan stated there would be a 6' chain link fence and the area would not be visible from the roadway. He stated they typically have barbed wire along the top as well. Mr. Ophardt asked what the esthetics would be for the fence. Mr. Brennan stated it is typically not esthetically pleasing for a chain link fence and it would be surrounded by trees. Mr. Brennan stated that a vinyl coating could be added as well as slats to the fencing if the Board requests this. Mr. Ophardt stated he would be open to the vinyl coating either black or green in color.

Mr. Martin asked if the applicant needs to come back for approval for a generator. Mr. Scavo stated he would have to look at the laws and codes to determine this. Mr. Brennan stated he would come back to the Planning Department if they decide to add a generator and if the Town feels it is necessary to come back to the Planning Board they will so as well.

Ms. Bagramian asked is this is a pole that collapse in on-itself. Mr. Brennan stated this would be a base and a higher pole that slides over the base so it falls in on itself and the base is oversized and will buckle in the middle and not fully fall over. Mr. Brennan stated that the applicant meets Town Code Section 208-79E 1a-1k.

Mr. Martin offered Resolution No. 15 of 2024, seconded by Ms. Westrick to waive the final hearing for this application for the Route 9 Telecommunications Tower Site Plan approval, and to grant preliminary and final Special Use Permit 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 and include vinyl coating to the fencing detail with the color to be either black or green as chosen by the applicant at the time of construction.

Roll Call:

D. Bagramian - Yes

E. Andarawis - Absent

E. Ophardt - Yes

H. Fariello - Yes

K. Martin – Yes

M. Fantini - Absent

L. Westrick - Yes

Ayes 5

Noes: 0

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The resolution is carried.

Ms. Fariello moved, second by Mr. Ophardt, to waive the final hearing for this application for the site plan review of Route 9 Telecommunications Tower Site Plan, and to grant preliminary and final site plan approval conditioned 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: 5 Noes: 0 The motion is carried.

Old Business:

#2018-020 The Hamlet of Clifton Park Apartments Site Plan

SBL: 271.-3-48 Construction of an apartment building, 457 Clifton Park Center Rd,
Zoned: TC2 - Edge Zone Status: Preliminary Applicant: The Hamlet at Clifton Park LLC,
Consultant: EDP – J. Dannible Last Seen On: 04/10/2018

Consultant/Applicant Presentation:

Joe Dannible, EDP, stated he is here tonight with the architect for the application, Brett Balzer as well as the applicants. He stated that the project has been around for many years with the applicant's team working on the project and it started with another engineering design firm and is not with EDP's team. He stated they were referred to the Town Center Advisory Committee (TAC) where the project was reviewed and modifications have been made. Mr. Dannible stated this application is on a 5 acre parcel at the corner of Clifton Country Road and Clifton Park Center Road. He stated this used to be a single family residence but has been removed and it is in the TC2 zone so 10 homes per acre are permitted. He stated the application is proposing 48 units with 2 egresses, one off each road, and the building is proposed to be 4 stories. Mr. Dannible stated there would be covered parking and general parking available and there is a 10' egress to build from the road. He stated they are looking for a waiver to go from an allowed 3 story to a 4 as well as one for a 14% coverage for the front of the property. Mr. Dannible stated there is a potential build out on the site as well and showed the rendering for all in the meeting to see. Mr. Dannible stated there are 109 parking spaces being proposed and 29 of them are tandem; this a lot for 1.75 parking spaces per unit and code states a minimum of 1.3. Mr. Dannible stated there would be first floor parking offered and they have a stormwater management plan attached. He stated there is a lot of documentation from 2018 included in this application that may not have been made available yet, such as traffic study and the DEC wetlands signoff. He stated they have a planting plan for the site and they plan to have a civic space out near the intersection.

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Brett Balzer, architect, stated that not much has changed since 2018. He showed on the screen the eastern elevation and stated this would have an elevated first floor to keep the units private with the tallest part of the building 51' high with some stair towers to form a building appearance of 3 and 4 story buildings stacked together. He stated that behind the first floor apartments would have first floor parking. Mr. Balzer stated that this is blending commercial with residential so there would be covered parking as well as open parking in the building. Mr. Balzer showed a sketch of the easement build to line and how the units are elevated. Mr. Balzer showed the potential layout for if and when the other building would be added. He stated that he feels this would give life and energy to areas as well as open possibilities for the civic area.

Staff Comments:

The Environmental Conservation Commission and issued a memo recommending:

- The ECC requests that the applicant demarcate on the map the LC Zone along the banks of Stony Creek.
- The purpose of the Town Center Zoning Code is to provide an attractive mix of green lawns, park space, shade trees, multi-use paths, activity areas and civic uses for the public enjoyment. The ECC recommends that the Planning Board require the applicant to implement a multi-use path along Clifton Park Center Road and Clifton Country Road.
- The ECC notes that the current plan does not include park space and / or activity areas and civic uses for the public enjoyment. The ECC recommends that the planning board require these amenities in keeping with the Town Center Master Plan.
- The ECC requests that the applicant provides a lighting plan for the site consistent with the International Dark Sky Standards

Scott Reese, Zoning Administrator issued a memo stating:

- Per Town Code Chapter 208-22 4. A. Residential, multifamily is a permitted use in the TC2 Edge Zone, where this parcel is located.
- The applicant has provided a comparable list of the applicable Form dimensions and proposed Form dimensions. There are a few non-compliant dimensional standards for the front, side street and side build-to zones and exceeding the maximum building stories proposed. The Planning Board has the authority to modify dimensional standards Per Town Code Chapter 208-21 (3.)

Scott Reese, Stormwater Management Technician issued a memo stating:

- Show the LC Zone along the banks of Stony Creek on the Grading Plan.
- No further comments other than supporting MJ Engineering's comment letter dated October 18, 2024, regarding the Stormwater Pollution Prevention Plan modifications

John Scavo, Director of Planning issued a memo stating:

Mr. Scavo stated in the meeting that they will be looking at utilities and making sure that plantings do not interfere. He stated he will make sure the applicant stays in line with the incremental changes.

Professional Comments:

Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:

STATE ENVIRONMENTAL QUALITY REVIEW

1. The applicant should submit a revised SEAF for review.
2. Under Part D.2.b the response provided is “no”. The NYSDEC Environmental Mapper indicated NYSDEC Wetland N-5 is located within the property. Subsequent submission shall show regulated wetlands, if present on the parcel and shall describe how these wetlands will be protected and/or preserved to support the response provided.
3. Under Part 2.D.j, additional information must be furnished to substantiate the response that the project will not result in substantial increase in traffic above present levels (see also comment 4).
4. Under Part E.2.l, the response notes the project is located over the Schenectady – Niskayuna Sole Source Aquifer. As the project design advances, special attention must be paid to vertical boundary conditions that must be applied when development the project specific stormwater facilities.
5. Under Part E.2.o. the response indicates “no” for the existence of species of animals or habitat listed by state or federal governments for threatened and endangered species. Confirm this response as the Northern Long Eared Bat is a federally listed species commonly found throughout New York State. This database search is also applicable to the project SWPPP and determining if the project is eligible for permit coverage under GP 0-20-001.

SITE PLAN

6. The project is located within the Town’s TC2 Edge Zone of the Town Code. The proposal for multifamily units is a permitted principal use within the TC2 District pursuant to Section 208-22.4.A of the Town Code. The plan set provides a summary of the TC2 District bulk lot requirements, noting where certain provisions are not being satisfied. A summary of the potential non-compliant bulk lot conditions are as follows:
 - a. The front and side street setback shall be between 10 and 15-feet. The plan proposes 35.9-feet from Clifton Country Road and 74.1 -feet from Clifton Park Center Road.
 - b. The front and side street building facade at BTZ is preferred to be 50% min and 30% min, respectively. The plan proposed 14% along the side street (Clifton Park Center Road).
 - c. Maximum building height is 3 stories. The building is proposed at 4 stories. The Planning Board does have the authority to grant relief for various bulk lot requirements noted above.
7. The proposal calls for 48 units on a consolidated parcel with a resulting area of 5.31 acres. Pursuant to Section 208-22.6.A, the maximum residential density shall be 10 units per acre up to a maximum of 50 units per project. As such, only two more residential units are feasible with this project. Additional residential units may be permitted pursuant to Section 208-22.6.B. However, should there be a future subdivision of the parcel as a result of development on the open space to the west, there may be limitations of additional residential development due to the noted density cap.
8. The existing conditions map should be updated to reflect the Clifton Park Center Road and Clifton Country Road intersection sidewalks and crosswalks. This will change the proposed sidewalk layout at this intersection.

9. The plans shall show the full extent of existing line striping along Clifton Park Center Road, specifically, the turn lane. This information may change the location of the site entrance proposed onto Clifton Park Center Road. Left hand turning movements exiting the site needs to be clear of the turn lane on Clifton Park Center Road and associated vehicle que.
10. The proposal calls for 46 more parking spaces than required. Provide an explanation why additional parking spaces are being proposed.
11. Based on the parking count of 61 exterior, 26 garage and 22 covered, it appears the 26 covered garage spaces also have 26 double parked exterior spaces. Please confirm this configuration.
12. The proposed building is subject to the Architectural Standards outlined in Section 208-25 of the Town Code. No proposed building elevations have been furnished to complete an architectural review. When submitted, they shall also include the proposed garage units to ensure consistency between the primary and ancillary structures.
13. Internal landscaped island (D). Internal parking rows should provide landscaped islands at either end of the rows. The islands shall be equal in length to the rows and at least nine feet wide, or of equivalent size if an irregular shape is necessary. Islands shall include at least two trees with shrubs, flowers, grass or other plantings so that not more than 50% of the ground cover is mulch or gravel.
14. Intermediate landscaped island (E). Internal parking rows should provide intermediate landscaped islands so that there are not more than 12 continuous parking spaces in a row uninterrupted. Islands shall be landscaped the same as internal landscaped islands.
15. The planting schedule shall also call out the required height for the trees per Town Code.
16. The ADA parking spaces indicate 0.1 to 0.2 footcandles additional lighting in this area should be considered.
17. The light fixture mounting height of the poles along the sidewalks shall not be greater than 15 feet.
18. The Planning board should consider recommending a traffic study to be completed to assess the level of service of the Clifton Park Center Road and Clifton Country Road intersection.
19. The utility plan should show the proposed water service connection.
20. The submitted information indicates the project is proposing to connect to an existing water main(s) within proximity to the parcel. These mains are owned and operated by the Clifton Park Water Authority (CPWA). It is recommended that the Town be furnished with documentation that the CPWA is willing and capable of providing potable water to the project.
21. The submitted information indicates the project is proposing to connect to an existing sewer main(s) within close proximity to the parcel. These mains are owned and operated by the Saratoga County Sewer District No. 1 (SCSD). It is recommended that the Town be furnished with documentation that the SCSD is willing and capable of providing sanitary sewer service to the project.
22. Pursuant to Section 208-26(7)(A) All new development projects shall provide common pedestrian amenities, such as benches and bicycle racks. Indicate on the plans where these amenities will be located.
23. There should be consideration of providing a cross lot easement to the adjacent parcels to the west and north for a greater level of access management.

24. Provide notation on subsequent plans indicating that all work proposed within the Clifton Park Center Road and Clifton Country Road right-of-way are subject to a highway work permit issued by the Town of Clifton Park Highway Department.
25. The sidewalks proposed along Clifton Park Center Road and Clifton Country Road may need to be placed in easements benefiting the Town of Clifton Park where they traverse private property. If deemed necessary, subsequent plans shall show the easements.
26. The proposed sidewalk along Clifton Country Road maintains the mid-block pedestrian crossing, just south of the YMCA. This condition will be reviewed further with the Town. This crossing may need to be eliminated as it is not a typical condition, especially considering the volume of traffic of the roadway.
27. The plan shows a future driveway connection to the neighboring property to the west. The Planning Board may consider the presentation of a theoretical plan of the future development area on the western portion of the parcel. This would be beneficial in supporting the parking and site entrances currently proposed. It would also show how cross lot linkages may occur.
28. The following comments are relative to the site plan and its conformance to the NYS Fire Code (NYSFC). The Town Fire Official shall have final authority on the applicability of these comments to the proposed site layout:
 - a. Determine if a Knox Box is required based upon the building arrangements, occupancy and materials of construction. If one is required, its location is subject to the review and approval of the Fire Chief.
 - b. If the proposed building is to be provided with an automatic sprinkler, show the location of the fire department connection to ensure they are reasonably accessible.
 - c. Section 912.2 of the NYSFC requires a fire hydrant to be located within 100-feet of the building's fire department connection. It is not clear from the plans where the closest hydrant to the site is or where the fire department connection may be. Additional hydrants may be necessary.
 - d. The plans indicate a building height of 34 feet. Since greater than 30-feet in height above the average grade plan, aerial apparatus access shall be provided that is between 15 and 30 feet of one entire side of the building in accordance with Appendix D105 of the NYSFC. If aerial apparatus access is required, its location shall be identified on the plans.
29. The limits of disturbance on the erosion and sediment control plan should be shown to not exceed 5 acres of disturbance at one time. The plan needs to be further updated to delineate each phase and describe the sequencing of work for further review. If over 5-acres, written authorization from the MS4 is required and a 5-acre waiver request shall be provided to the Town for review.
30. Provide a detail/call out for the 6-inch perforated PVC or HDPE observation well with lockable cap.
31. Provide adequate maintenance access to the pretreatment device, outlet structure/overflow, emergency spillway, and must have sufficient area to allow vehicles to turn around.

STORMWATER POLLUTION PREVENTION PLAN

32. The SWPPP should indicate that the project will not disturb over 5-acres at one time. If this is not the case, a 5-acre waiver will need to be submitted to the Town for review.
33. Section 1.0 should indicate the date of the Stormwater Design Manual.

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34. The analysis assumes an infiltration rate of 12 in./hr. for the infiltration basin. In-situ testing shall include the infiltration tests and test pits pursuant to Section 6.3.1 of the NYSSMDM shall be provided as part of the subsequent submission. The design should account for a factor of safety for reduced infiltration rates under frozen conditions.
35. The Soils section of the report shall be updated with the site-specific soil investigation required by Section 6.3.1 of the NYSSMDM for the proposed on-site stormwater facilities. Pursuant to Appendix D of the NYSSMDM, dependent on the size of the treatment area the minimum geotechnical testing is two test pits and 2 infiltration tests in the location of the proposed stormwater management area.
36. Section 5.1 indicates an infiltration rate of 10 inches/hour, however the HydroCad Report indicates 12 inches/hour. Please clarify.
37. Provide the calculation spreadsheet for the stormwater management practices.
38. The SWPPP shall include documentation that the project is eligible for permit coverage pursuant to Part I.F.4 of GP-0-20-001 with respect to threatened and endangered species. This includes both listed state and federal species. Once correspondence is received it should be included as an Appendices.
39. The SWPPP shall include the operation and maintenance required of the installed stormwater management facilities pursuant to Part III.B.2.f of GP 0-20-001.

Public Comments:

No public comment.

Planning Board Review:

Ms. Bagramian asked if there would be lockers between the covered parking. Mr. Dannible stated no, the parking is pull through. He stated there are storage areas within the first floor parking section of the building.

Ms. Fariello asked if the applicant is planning to put solar on the roof of the parking. Mr. Dannible stated they are not but this is something they can look into. Ms. Fariello asked why there is tandem parking for the covered parking area. Mr. Dannible stated this is room for guests or more than one spot for each unit and it is to keep another unit from parking in the designated area. Mr. Balzer stated the parking will be assigned and labeled.

Mr. Ophardt stated there are wings to the buildings and why can the applicant not bring them together and have only one access on Clifton Park Center Road and bring it further away from the intersection to the west. Ms. Fariello agreed it seems to close and suggested a no turn left out onto Clifton Park Center Road. Mr. Dannible stated they can look at this but if there is an access eliminated it would also build traffic internally. He stated that he cannot plan 30 years down the road to see what traffic will be like then, they are planning for the near future. He stated that they can look at it with MJE and if it needs to be limited they will. Mr. Dannible stated that there is a cross access easement needed and the road will be gravel but when and if the expansion happens it would be paved at that time. Ms. Bagramian asked if the times of turning could be limited.

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Mr. Martin stated that in 2018 the ECC welcomed the development; however the site has been collecting debris over the years. He thanked the applicant for cleaning it up, or whoever recently did the clean-up. Mr. Martin stated he does not believe the Board could give a waiver for the 4 story building as per the code as the Planning Board does not have the authority. He stated it is allowed in the TC6 zone and suspects the applicant is providing parking for the applicant to have a bonus floor. Mr. Scavo stated Mr. Martin is correct but the attorneys have looked at this and stated they can treat the dimensional parking and it will be revisited.

Mr. Martin asked if there would be a sidewalk here and if it would extend to the multiuse path. Mr. Dannible stated they will match the path to the Phillips building. Mr. Martin stated he likes the idea of the civic space but it needs to be made clear that this is private property as well.

Ms. Bagramian asked if the tenants would have their own space outdoors as well. Mr. Dannible stated that the rooftop would be space for tenants but no more additional space. Ms. Bagramian asked if there was a materials board. Mr. Balzer stated there is not but he can walk board members through the planned material types. He stated that there is a 3' wall across the front of the building and stairs that lead to the arcade that tenants can access homes from. He stated there is a brick base and fiber cement siding that would have a wood pattern or reveal system at the stairway. He stated at the roof level there would be panel systems made of metal from roof to floor.

Mr. Ophardt stated that he feels the public area is important but they need to keep it separate from the private residents. Ms. Bagramian stated that lighting is important here as well.

Ms. Bagramian stated the applicant has some homework with curb cuts, limiting access, vetting the civic space, and she would also like elevations from both street views. Mr. Dannible stated they can work on those items and come back in a few weeks.

Ms. Fariello asked they look into solar over the parking as well.

Old Business:

#2023-013 Fire Road Gas Station and Mixed Use Building Redevelopment Site Plan
SBL: 272.9-1-19 Revised Submission per TDE and Town Comments, 4 Fire RD, Zoned:
TC3 - General Zone Status: Revised Preliminary Applicant: Erin Ozbay, Consultant:
Lansing Engineering, PC Last Seen On: 09/10/2024

Consultant/Applicant Presentation:

Paul LaBerra, Lansing Engineering, stated this parcel is 0.99 acres in the TC3 zone and is currently a gas station and commercial building. He stated that doors are shown on the architect

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plans and there are colored elevations in the application as well. He stated the fire department has approved the hydrant location and indicated its location on the map.

Staff Comments:

The Environmental Conservation Commission and issued a memo recommending:

- The ECC continues to be concerned about the overall impact of the new traffic pattern that is created with this design. For example, the tight right turn into the drive thru lane from Fire Road, the fact that the handicap patrons would have to cross in front of the drive thru traffic, pedestrians would be crossing by the tight turn in entrance to the drive thru, patrons in the outdoor seating area would be in close proximity to vehicular traffic and possibly risk of injury, increased traffic exiting to Fire Road may back up into the lot. The traffic pattern as proposed is similar to the Key Bank location at NY Rt 146 and NY Rt 9 intersection. The access from Rt 9 into the parking lot was closed off due to its hazardous nature. The ECC recommends that the traffic pattern be reconfigured to avoid potential danger to vehicles entering and exiting the site.
- The ECC notes that the applicant has proposed a vegetative buffer along the drive thru that borders Rt 146. Due to cross traffic lighting from opposing vehicles in the drive thru that are facing westbound vehicles on NY Rt 146, the ECC maintains that this buffer is inadequate.

John DeSimone, Fire Marshall issued a memo stating:

- Please assure hydrant is equipped with 5-inch storz quick connection. No other comments at this time.
- The current assigned postal number will remain the same for this project. 4 Fire Road Clifton Park NY12065

Scott Reese, Zoning Administrator issued a memo stating:

- Per Town Code Chapter 208-22 4. A. Bank, drive-thru is a permitted use in the TC3 General Zone, where this parcel is located. A bank, drive-thru in the TC3 General Zone does not require a Special Use Permit.
- When the building permit is submitted for the proposed building, the floor area for the Gas Station Convenient Store will need to be 5,000 square feet or less.

Scott Reese, Stormwater Management Technician issued a memo stating:

- Applicant will need to obtain all required NYSDOT Work Permits for installation of stormwater outfalls on NYSDOT property prior to construction. No further comments other than supporting MJ Engineering's comment letter regarding the Stormwater Pollution Prevention Plan modifications.

John Scavo, Director of Planning issued a memo stating:

- The project appears to comply with all necessary FBC requirements. The drive-thru is allowed as a permitted use within the zoning district.

Professional Comments:

Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

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SITE PLANS

2. No further comments.

STORMWATER POLLUTION PREVENTION PLAN

3. No further comments.

Public Comments:

No public comments.

Planning Board Review:

Ms. Bagramian stated the bank is a less intense use and asked if low level screening could be added.

Ms. Westrick stated she is still concerned about underground tanks being in the access drive and could make it hard to maneuver. Mr. Erin Ozbay, owner, stated it takes 10 to 15 minutes to fill the tank and they generally come about 5 to 6 in the morning and on busy days they come 12-1 in the afternoon but not at peak hours. Ms. Westrick stated it only has to hold up traffic once to be a problem. She stated that the parking for the bank being away from the building is also not ideal.

Mr. Ophardt moved, second by Ms. Fariello, to waive the final hearing for this application for the site plan review of Fire Road Gas Station and Mixed Use Building Redevelopment Site Plan, and to grant preliminary and final site plan approval conditioned 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: 5 Noes: 0 The motion is carried.

Old Business:

#2024-031 Riverview Road Convenient Store and Liquor Store Site Plan

SBL: 269.19-1-43.1 Construction of 5,400 SF commercial structure and fuel canopy,
Riverview Rd Zoned: HM - Hamlet Mixed Use, Status: Preliminary Applicant: Arjuns
Estate, LLC, Consultant: GPI, J Montagne Last Seen On: 08/13/2024

Consultant/Applicant Presentation:

Ryan Taylor of GPI stated he is here tonight with Mike Wieszchowski also of GPI and a traffic engineer whom has worked on the traffic analysis for this application, as well as the owners of the application. He stated that zoning issues have been resolved and the liquor store has been removed. Mr. Taylor stated that there is now a retail space and SHPO has been satisfied after noting there are no concerns. He stated water and sewer will be served and he has letters from

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the departments for this in the application. Mr. Taylor stated he has received the wetland impact study and has received non-jurisdictional paperwork from the DEC and is requesting a letter from the ACOE. He stated they are proposing to disturb 0.099 acres and are seeking permits for this. Mr. Taylor stated access will be from Riverview Road and they have worked with the County DPW and have found the best location for this. Mr. Taylor stated the traffic impact study was reviewed by MJE and they need to work through the comments. Mr. Taylor stated the Saratoga County Planning Board has reviewed the application and found no impacts. He stated there would be a 50' buffer for the stream on the property and the disturbance is limited. Mr. Taylor stated he ECC is open to pedestrian access through the area and has asked to preserve good and mature trees. He stated they will evaluate the trees when the geo-tech report comes back but he feels confident in the stormwater design and it will be able to address DEC concerns. Mr. Taylor stated the building elevations and placement is in the application and they are meeting the Hamlet Mixed Use zoning requirements.

Staff Comments:

The Environmental Conservation Commission and issued a memo recommending:

- For the disturbances in the LC Zone The ECC recommends: 1. Applicant to create a park like atmosphere 2. Keep the mature trees (12"+ DBH) as much as possible in the clearing where utilities and path is being proposed. 3. The picnic tables should be located outside the LC Zone. 4. Add a stub from the existing sidewalk. 5. The applicant has indicated that the hydrodynamic separator will be installed to protect the adjacent stream from hydrocarbons that may discharge from this site. 6. The ECC suggest that the applicant consider additional plantings in the LC Zone to improve the natural appearance of the site.
- Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.

Mike OBrien, Sewer Review issued a memo stating:

- Project would be served by the Old Nott Farm Sewer District. This is a Town owned Sewer District and a sewer signoff will be required from the Town of Clifton Park.
- This project ultimately discharges to the City of Schenectady via the Town of Glenville Sewer. Review and signoff will be required by both entities for flow acceptance.
- Concept drawing indicates a water service attached to sewer main. This should be fixed in future submissions. A \$1,000 hook up fee payable to the Old Nott Farm Sewer District will be required paid prior to the connection to public sewer.
- A Grinder Pump is required for this project. The Town of Clifton Park will inspect the exterior sewer work including the grinder install, lateral installs, and the sewer main connection.
- All work must be done to Town and Saratoga County Standards.

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- The Town of Clifton Park requires 48 hours notice prior to any work being done on the Town owned force main.
- Property Owner will own the Grinder Pump. Any maintenance or repairs necessary to the pump or street lateral will be the responsibility of the Property Owner.
- All work within the public Right of Way will require a permit from the Clifton Park Highway Department. This includes but is not limited to trenchless technologies.
- No low pressure or gravity sewer lateral may tie into a manhole. Taps must be made on the sewer main.
- The project lies within a Sewer District operated by the Town of Clifton Park and will need to comply with the Town Sewer Use laws.
- Any necessary easements must be recorded at the County Clerks office and proof of filed easement(s) provided to the Clifton Park Sewer Department prior to connecting to the public sewer main.
- Town Sewer Use Law requires Grinder Pumps within Town Sewer Districts be exterior and placed within fifteen feet of the driveway.

John DeSimone, Fire Marshall issued a memo stating:

- Need additional fire hydrant on property to assure 450' spacing is met according to flow rate and spacing. Hydrant equipped with 5" Storz connection Reference Appendix C 2020 NYSFC (NOTED ON FIRST REVIEW)
- Approved Postal Number to be assigned is 916 Riverview Road. This will be finalized with Saratoga County Emergency Services when final approval is granted. Please reference document approved postal verification, page 3.

Scott Reese, Zoning Administrator issued a memo stating:

- This parcel is located in the HM - Hamlet Mixed Use Zone. Per Town Code Chapter 208-43.2 Convenient food stores are a permitted use in the HM Zone.
- Under Town Code 208-7 Definitions and work usage Lot, Corner "A corner lot has no rear lot line but has at least two front lot lines." Under the Bulk Table - Zoning Requirements change the proposed rear setback from +/-28 FT to NA and change the proposed side yard setback from N/A (Corner) to +/-28 FT. Per Town Code 208-43.3 B. the side yard setback is zero feet (20 feet adjacent to residential uses. Since the property is adjacent to a commercial use the side yard setback can be zero feet. The plans can be updated to reflect this by removing the 20' Rear Building Setback lines.

Jennifer Viggiani, Open Space Coordinator issued a memo stating:

- Development in Hamlet Mixed Use Zoning should per Zoning Code Section 208-43.1 B (1) "enhance existing, unique, traditional hamlet settlement patterns within Western Clifton Park" and B(2): Restore, conserve and enhance the sense of place of the Hamlet of Rexford through complementary, compact, new development, infill development ... layout and design. How does this proposed project help to serve these purposes?
- This project is also located at a critical intersection in the Mohawk Towpath National Scenic Byway, which has a corridor management plan that communities along the byway support and have adopted. How does this project support the guiding principles of this national scenic byway?

John Scavo, Director of Planning issued a memo stating:

- Prior to stamping the final plan a sign-off from Michael O'Brien is required to ensure all technical sanitary sewer comments are resolved.

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- Planning Staff recommends consideration by the Planning Board for issuance of a Negative Declaration for the project which is an Unlisted Action Pursuant to SEQR.
- Attached is a draft statement of reasons supporting the determination for the Board's consideration.

Professional Comments:

Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

SITE PLANS

2. The stop bar shown for NB traffic exiting the site driveway is shown unusually distant from the edge of Riverview Road. The location of the stop bar should be moved closer to Riverview Road in order to maximize available sight distance for motorists looking left (west) towards the intersection with Route 146.
3. Accessible parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions pursuant to Section 4.6.6 of the ADA 2010 Standards. The spot elevation provided do not meet this standard.
4. Provide a detail and of the proposed CDS Unit.
5. Detail 2 on C-501 Asphalt Paving Section shall be updated to reference the correct DOT specification sections (Section 404). Section 402 and 403 are no longer applicable.
6. Show any required temporary sediment traps along with sizing calculations based upon the contributing drainage area(s).

STORMWATER POLLUTION PREVENTION PLAN

7. In sole source aquifers, 100% of the WQv for stormwater runoff from designated hotspots shall be provided in pretreatment prior to entering the detention basin. Confirm both Filterra units meet the 100% WQv criteria.
8. In Table 5 the 1-year post discharge rate exceeds the pre-discharge rate.
9. The SWPPP shall include documentation that the project is eligible for permit coverage pursuant to Part I.F.4 of GP-0-20-001 with respect to threatened and endangered species. This includes both listed state and federal species. Once correspondence is received it should be included as an Appendices.
10. The applicant indicated correspondence from SHPO with respect to historic properties was included in the SWPPP, however it could not be located.
11. It appears the post peak runoff rate exceeds the pre runoff rate for the 1-year storm event. Provide hydrograph for 1-year showing 24 hour extended detention.

SANITARY SEWER REPORT

12. It is recommended for a commercial property to provide a duplex pump station to provide redundancy in case one pump fails allowing the building to still operate.

TRAFFIC

13. Section 4.4 Build Condition Traffic Volumes: Figure 3 (2025 No-Build Peak Hour Volumes) – The AM & PM volumes in Figure 3 do not match the volumes shown in the Synchro Capacity Analysis Output Sheets included in Appendix D.
14. Section 3.6 Crash History

- A. NYSDOT has not published statewide average crash rates since 2020, which is where the 3.57 cr/MVM rate used in the report was likely obtained.
 - B. The NYSDOT average crash rates are for NYS maintained highways. Riverview Road is maintained by Saratoga County, therefore the 2020 NYSDOT crash rate is not directly applicable.
 - C. Crash analyses should follow the guidelines published in the NYSDOT Safety Investigation Procedures Manual (Yellow Book), dated June 2023.
 - D. We agree that, of the crashes documented in the TIS, the only existing pattern involves vehicles illegally making left turns in and out of Stewart's driveway.
15. Section 5.2.4 Riverview Road and Proposed Site Driveway – The last sentence states, “The westbound queue from the signal should have little impact on proposed site traffic and at no point will site traffic have to cross through the vehicular queue to make any traffic movement to or from the driveway.” While vehicles exiting the site driveway will not have to cross a queue of vehicles, they will be required to cross free flowing traffic on eastbound Riverview Road while attempting to enter a stopped queue of westbound vehicles extending past the site driveway during the peak hours. The Directional Distribution of Trips shows between 85% to 90% of the vehicles exiting the site during the peak hours (57 in AM and 76 in PM) are projected to make a left turn when the westbound queue from the Route 146 traffic signal extends beyond the proposed site driveway. The LOS analysis for the site driveway does not take the delays imposed by the westbound traffic queue into account (LOS C in AM and LOS D in PM), likely resulting in NB site driveway LOS at or approaching LOS F in the peak hours.
16. Appendix C (Crash History) – The text in the graphic showing the crash locations is not legible.
17. Site Plan:
- a. In Section 6.0 Findings & Recommendations of the TIS, referring to available sight distance from the proposed site driveway looking left (west), it states, “As part of site construction, this vegetation will be cut back to allow sight distance back to the NYS Route 146 intersection, so no sight distance concerns will exist in the build condition.” MJ recommends indicating the required area of the vegetation clearing on the site plan (possibly the Site Landscaping Plan) that will maximize available sight distance looking west from the site driveway.
18. General: Operationally, the left turns out and into the site will be challenging for motorists.
- a. Left turns out: In both the AM & PM peak hours, the stopped Riverview Road westbound vehicle queue will extend past the site driveway. Motorists attempting a left turn will be required to cross free flowing traffic on eastbound Riverview Road while attempting to enter a stopped queue of westbound vehicles extending past the site driveway during the peak hours.
 - b. Left turns into the site: Faced with waiting in the westbound Riverview Road vehicle queue that extends past the site driveway, it is conceivable that motorists may cross the double yellow line and proceed west in the eastbound lane in order to expeditiously access the site driveway
19. Possible alternatives:

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- a. Use the existing Animal Hospital driveway as the proposed site access driveway. This will provide motorists with increased sight distance to the west and the ability to enter the rear of the westbound vehicle queue.
- b. Only allow rights in/out at the proposed site driveway
- c. Change the proposed land use(s) to those that generate much fewer vehicle trips
- d. Investigate the possibility of a site access to Route 146

Public Comments:

No public comment.

Planning Board Review:

Ms. Bagramian asked what side of the building will be vacant for retail. Mr. Taylor stated it would be the 2,450 sf side. Ms. Bagramian stated she is concerned still with the driveway and the corner since there is a curve in the road. Mr. Taylor stated it is cleared there and the applicants would keep it clear so there is site distance to the intersection. Ms. Bagramian stated that she feels there is not enough clearing to see people entering or exiting the driveway and asked if a caution sign may be an option. She stated she is looking for ways to mitigate this.

Mr. Ophardt stated the applicant has met the site distance. Mr. Wieszchowski stated it is clear to the intersection and they would be able to see both ways from the intersection to access the driveway. Mr. Ophardt asked what the distance from the corner to the driveways is. Mr. Wieszchowski stated it is about 400' and stated the traffic turn is not as big of a concern as the Board thinks it is based on the traffic analysis results and conclusions.

Mr. Martin stated there are cyclists and pedestrians along the road that may not be taken into consideration. Ms. Bagramian stated that there was a letter of concern submitted that referenced the pedestrian safety. Mr. Martin asked if the applicant has seen the letter. Mr. Taylor stated he has received the letter and stated that there is no sidewalk or path allowed here without disturbing the wetlands. He stated that he feels installing an alternate one is a heavy expense for a private owner. Mr. Martin stated that saving a child's life is worth the expense and he asked that it be addressed with specific reasons and shared as to why this cannot be done.

Mr. Ophardt asked if the driveway could be relocated further to the east or even a different location due to the queuing of the cars with traffic. Mr. Wieszchowski stated the queue is 500-600' from the entrance and the Stewarts driveway is 400' and is more difficult to exit than this onto Route 146.

Ms. Westrick stated that there are 2 queues at the Stewarts and she feels they are more visible as well. Mr. Wieszchowski stated the site distance does not change if they share the driveway with the vet. Mr. Taylor stated the person leaving the site can see the intersection but they would not from the vet.

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Mr. Ophardt asked if the site line could be cleared from the driveway to the intersection. Mr. Taylor stated this can be done. Mr. Ophardt stated traffic could get stuck in the driveway waiting for the queue to clear. Mr. Wieszchowski stated it would only take about 35-40 seconds to clear. Mr. Ophardt stated he feels bound to this access. Mr. Taylor stated they have fulfilled the Board's prior requests for dedicated turning lanes. Mr. Ophardt asked who would be responsible for maintaining the site distance. Mr. Taylor stated the owner could condition it to stay clear.

Mr. Scavo stated that the applicant has met with Gary Meier, Saratoga Co. Highway Department and the County found the current layout to be the best location for ingress/egress onto their roadway from the project site. He stated they can also ask if the County would maintain the right of way.

Ms. Bagramian asked what the speed limit is at the location. Mr. Wieszchowski stated it is 45 mph. Ms. Bagramian stated that she feels there needs to be a visual to let motorists know there are people entering and exiting the site. Mr. Wieszchowski stated they do not have a problem with signage he would have to check with DOT to see what they would allow. Ms. Bagramian stated at the next meeting she would like to see the pedestrian access on the plans. Mr. Taylor stated they can see about moving the stormwater area into the LC zone to accommodate it and selectively keep mature trees. Ms. Bagramian stated all of this needs to be on the site plan and she would also like to see the landscape plan next submittal.

Old Business:

#2024-033 64 Van Patten Warehouse Addition Site Plan

SBL: 259.-2-85.1 Construction of a Warehouse Addition , 64 Van Patten DR , Zoned: L1 - Light Industrial 1 Status: Revised Preliminary Applicant: Fiacco Michael , Consultant: ABD Engineers – J Hitchcock, Jr Last Seen On: 08/13/2024

Consultant/Applicant Presentation:

John Hitchcock, ABD, stated the last time the Board saw this application stormwater comments needed to be addresses and they have been. He stated this is a 25,000 sf building off the north section of the existing building on the site. Mr. Hitchcock stated this was originally approved in 2003 and they are now back with fire access added to the plan as the Fire Marshall had requested.

Staff Comments:

The Environmental Conservation Commission and issued a memo recommending:

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- Due to the addition of the Fire Access Road, the ECC recommends that the applicant install additional plantings along Van Patten Drive in order to provide an adequate, native vegetative buffer.

Scott Reese, Zoning Administrator issued a memo stating:

- No further zoning related comments

Scott Reese, Stormwater Management Technician issued a memo stating:

- There are no further stormwater related comments at this time

John Scavo, Director of Planning issued a memo stating:

- The project appears to be within the limits of disturbance for the original SEQR determination issued in April of 2003 by the Planning Board at that time for the initial site plan

Professional Comments:

Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:

STATE ENVIRONMENTAL QUALITY REVIEW

1. No additional comments.

SITE PLANS

2. No additional comments.

STORMWATER POLLUTION PREVENTION PLAN

3. Since the project will disturb more than 1-acre of land a new general permit will need to be obtained for this work. Provide a copy of the basic SWPPP eNOI. The eNOI should reference the NYR of the original project as that permit coverage included the post construction design for this addition.

Public Comments:

No public comment.

Planning Board Review:

No Planning Board comments.

Ms. Fariello moved, second by Ms. Westrick, to waive the final hearing for this application for the site plan review of 64 Van Patten Warehouse Site Plan Addition, and to grant preliminary and final site plan approval conditioned 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: 5

Noes: 0

The motion is carried.

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New Business:

#2024-039 107 Pierce Rd. Change in tenancy from warehouse to recreational facility Site Plan

SBL: 259.-2-52 Change in tenancy from warehouse to recreational facility, 107 Pierce Rd , Zoned: L1 - Light Industrial 1 Status: Concept Applicant: Spa City Volley Ball Club, Consultant: Lansing Engineering, PC – M. Robertson

Consultant/Applicant Presentation:

Mike Robertson of Lansing Engineering stated he is here tonight with Brett Thomas for a volleyball club application. Mr. Robertson stated this parcel is 6.25 acres with 2 existing buildings, 55,000 sf and 24,000 sf and the change in tenancy would be in the 24,000 sf building. Mr. Robertson stated this would change the use from LI to recreational and still be in the LI zoning. He stated that they have 1 car per 200 sf resulting in 120 parking spaces needed and 57 are being provided now. He stated they are requesting a waiver for providing 63 additional parking spaces not required by the applicant's business. He stated the Club is not like the YMCA and only specific groups would be coming to the parcel at specific times.

Mr. Mike Fiacco, stated he has been in the area for 25 years doing volleyball training mostly in Burnt Hills and Saratoga Springs. He stated that people travel from all over for the club and the training facility would have mostly drop -offs so not as much parking is needed. He stated the trainings would be Monday through Friday with some weekend events but traffic would be consistent and there would be no tournaments held there.

Staff Comments:

The Environmental Conservation Commission and issued a memo recommending:

- The ECC observes that the proposed parking for the proposed use is significantly inadequate. The site is already an industrial site and is already space constrained.

John DeSimone, Fire Marshall issued a memo stating:

- Existing life safety and fire protection design of building may need to be modified to meet the new occupancy classification. (corridors, sprinklers, fire alarm, etcetera)
- Please provide rendition of existing and any future parking spaces.
- Location and marking of Fire Lanes will be needed after condition 2 is resolved. (Markings may include ground paint, signage, or both)
- 107 Pierce Road will remain for this project. No need for additional postal number.

Scott Reese, Zoning Administrator issued a memo stating:

- Per Town Code 208-64 B. (13) Commercial recreation facilities are a permitted use in the Light Industrial Zone, subject to 208-94.
- Town Code 208-94 requires: A. During all periods of time after sundown that the recreation center shall be open and conducting the business of a recreation center, the entire premises, including land area wherein the public is invited, shall be fully and adequately lighted so that no area shall be in darkness. B. Site plan considerations for

recreational facilities and improvements. (1) Site plan and site information requirements per Chapter 208 of the Clifton Park Town Code. (2) Access and other constraints. (3) Spatial and technical requirements. (a) Schedules of accommodation areas and special requirements. (b) Schedules of users (including external users) and their numbers, departments, functions. (c) Spatial layout (i.e., open-plan or single offices/rooms, spectator areas, equipment storage, changing rooms). (d) Acoustic standards (speakers, sound dampening walls, lighting alert alarm). (e) Required adjacencies, groupings, and separations. (f) Site circulation, including commercial and service deliveries, vehicles, pedestrians, and cyclist circulation patterns (pickups/dropoffs). (g) Phasing. (h) Mechanical and equipment requirements. (i) Waste and water provisions and management. (j) Safety and security requirements. (k) Flexibility and future uses. (l) Durability and lifespan. (m) Architectural. The architectural design shall consider building façade, including color, and other significant design features such as exterior materials and treatments, roof structures, exposed mechanical equipment and service and storage areas. Architectural block or similar facades, especially along the road frontage, shall be required.

Scott Reese, Stormwater Management Technician issued a memo stating:

- Currently there are no proposed soil disturbances or additions of impervious surfaces. Therefore, there are no stormwater related comments at this time

John Scavo, Director of Planning issued a memo stating:

- Resolved: Pursuant 208-113 of the New Town Code, If the new use is not of the same type and intensity (i.e., office to retail, sit-down restaurant to fast-food restaurant, etc.), the new owner shall, if required by the Building Inspector, appear before the Planning and Zoning Department to arrange to appear before the Planning Board to determine if a revised site plan approval will be required prior to the issuance of a building permit and/or certificate of occupancy or tenancy. Since no exterior changes are proposed, the Planning Board can reaffirm the existing site plan, whose conditions and restrictions are binding on the current property owner.

Professional Comments:

No professional comments.

Public Comments:

No public comments.

Planning Board Review:

Ms. Bagramian stated she sees what the applicant is trying to do and she sees a huge demand for recreational uses in large spaces as well. She asked if there would be ample room for parking. Mr. Robertson stated he feels the existing parking can accommodate this and they can lay out additional parking from the other warehouse to help compensate and satisfy the requirements. Ms. Bagramian asked if the parking is converted to the other building would the 55,000 sf

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building still then meet their parking requirements. Mr. Robertson stated they were thinking of shared parking and there is also room for additional parking along the informal access road to the rear of the site. Mr. Robertson stated he can talk to the owner of the parcel about this.

Ms. Westrick stated she would like to see the banked areas on the site plan.

Mr. Ophardt asked if both buildings were occupied and if they could share parking. Mr. Fiacco stated there is no practice on the weekends and practice would be after school hours so the parking may be able to be shared and they can ask the new tenant of the 55,000 sf building when they come.

Ms. Bagramian stated she would like to see any additional parking even if they are banked and that 63 parking spots are a big ask.

Mr. Ophardt asked if there would be multiple courts within the building. Mr. Fiacco stated there would be 10-15 players per court and 4 teams on 4 courts. He stated there would be 30 minutes between practices start and end times.

Ms. Westrick asked if there would be overlapping start times. Mr. Fiacco stated there would not be and there would be 4-5 players per car arriving as he has found most families carpool. He stated that they have used a smaller space in Saratoga and it has worked out.

Ms. Bagramian stated she would like the applicant to come back with a map of the banked parking.

Discussion Items:

Mr. Scavo and Ms. Bagramian welcomed the new Planning Board Attorney, Ms. Vida Sheen. They stated she would be replacing Mr. Robert Wilcox at the next meeting.

Mr. Scavo and Ms. Bagramian thanked Mr. Wilcox for his time of service for the Attorney for the Planning Board. The Board wished him luck in his retirement.

Ms. Fariello moved, seconded by Mr. Martin, to the adjournment of the meeting at 9:40 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on Wednesday, November 13, 2024.

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Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary