

## **Clifton Park Planning Board Meeting Minutes January 25, 2005**

Those present at the January 25, 2005 Planning Board meeting were:

Planning Board: S. Bulger, Chairman, S. Hughes, T. Karam, A. Kramer, J. Larkin, S. Pace, J. Russell

Those absent were: None

Those also present were: J. Kemper, Director of Planning; J. Grasso, Clough, Harbour and Associates; M. O'Brien, Environmental Specialist; P. Pelagalli; Counsel

Mr. Bulger, Chairman, called the meeting to order at 7:10p.m. All in attendance rose for recitation of the Pledge of Allegiance.

Public Hearings:

[2004-046] Conpropst, Dan S. and Linda R. – Proposed (2) lot subdivision, 1762 Crescent Road – Preliminary public hearing and possible determination.

Mr. Bulger called the public hearing to order at 7:10p.m. The Secretary read the public notice as published in the Daily Gazette on January 17, 2005.

Mr. Gil VanGuilder, consultant for the applicant, presented this application for the Board's consideration. He explained that when the application was presented to the Board on October 13, 2004, it was determined that the portion of the property lying generally southwest of the Niagara Mohawk power lines was zoned R-2. The parcel lying northeast of the power lines was located within the R-1 zone. R-2 zoning regulations take precedence. Mr. VanGuilder explained that the proposal now reflects this: the total 11.04 parcel owned by Conpropst will be subdivided into lots of 2.04 acres and the remaining lands. An existing single-family residence is located on the larger parcel: a new single-family residence is proposed for the smaller lot. The new home will be served by an on-site well and septic system and will be accessed from the existing driveway. A description of the proposed ingress/egress easement to the remaining lands of Conpropst has been labeled on the plan. Initial test pit information indicates that the soils would accept the installation of a conventional septic system. Sight distances at the driveway location exceed NYSDOT standards. The standard statements required by the ECC have been added to the plan.

Mr. Kemper explained that this project last appeared before the Board on October 13, 2004. The only concern raised at that meeting was the fact that the parcel owned by the Conpropst family lies in two separate zones. The plan should indicate the type of home proposed for the new lot. Though the applicant originally proposed a duplex, the plan now appears to show a single-family residence. Descriptions for the ingress/egress

easement must be provided for review. The site statistics table should be revised to include the proper size of each lot. Mr. Kemper explained that he received a letter from the Latham Water District stating that no further review will be required by that agency. The Saratoga County Planning Board approved the project on October 21, 2004 with the following comments: "As indicated in the site plan the applicant has an existing drive onto Crescent Road (CR #92). In an effort to manage access the applicant should consider using the existing access as a shared drive. This would eliminate the need for a second curb cut onto our county road." A maintenance agreement for a shared drive was provided for the applicant's use. The revised plan complies with the County recommendation.

Mr. Grasso reported that the percolation test results indicate a rate of less than 1 minute. Pursuant to NYSDOH guidelines, soils with a percolation rate less than 1 minute are unsuitable for a conventional septic system. In addition, it appears the percolation test was not taken within the limits of the proposed septic area. Additional information is required to verify that the site can support a conventional septic system. The sight distance at the proposed driveway location should be verified. It should be verified that the remaining lands of Lot #2 meet the requirements of a building lot with respect to soils, setbacks, sight distances, slopes etc. It appears that the Town's standard note regarding driveway's over 500' in length is applicable to Lot #2. The Town's standard note regarding common rights of ingress/egress should be added to the plan.

Mr. O'Brien, Environmental Specialist, stated that the ECC found the revised plan acceptable.

Mr. Bulger expressed some concern regarding the percolation information that was provided. Mr. VanGuilder explained that indications were that soils would be favorable for the installation of a conventional septic system. He also noted that, prior to the issuance of a building permit, information regarding the location and viability of the septic system must be submitted to the Building Department.

There being no public comment, Mr. Bulger moved, seconded by Ms. Pace, to close the public hearing at 7:18p.m. The motion was unanimously carried.

Mr. Larkin moved, seconded by Mr. Karam, 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. Pace offered Resolution #3, seconded by Mr. Hughes to waive the final hearing for this application and to grant preliminary and final subdivision approval conditioned upon satisfaction of the comments offered by Mr. Kemper and Mr. Grasso and the submission of percolation test information for Clough, Harbour, and Associates' review and approval. Ayes: Kramer, Larkin, Pace, Karam, Hughes, Russell, Bulger. Noes: None.

Old Business:

[2004-032] Thomas J. Farone & Sons – Proposed 6,000 SF office space in two (2) buildings, Lapp and Crescent Roads – Preliminary site plan review and possible determination.

Mr. Gordon Nicholson, consultant for the applicant, presented this application that was last considered by the Board on August 10, 2004. Since that meeting, the applicant has received the following variances from the Zoning Board of Appeals: an area variance from Section 208-99 and 208-98 from the required 100 foot front yard setback for parking from Lapp Road – proposed setback = 65 feet – variance requested = 35 feet; an area variance from Section 208-99 and 208-98 from the required 100-foot front yard setback from parking from Crescent Road – proposed setback = 75 foot – variance requested = 25 feet. These approvals allow the Board to consider the site plan application as presented. Mr. Nicholson explained that the application has been designed in accordance with the Special Use Permit that was granted in 1989. One entrance will be provided from Lapp Road. 36 parking spaces have been shown on the plan, though 10 of those spaces will be “banked” until deemed necessary. A stormwater management report has been submitted and details regarding the storm sewer have been provided. The fence adjacent to the residential area will be constructed of an earth-toned vinyl and substantial landscaping will be installed along Crescent Road. Drainage issues will be addressed by the installation of a catch basin and dry well to the northwest corner of the site.

Mr. Kemper reported that this project last appeared before the Board on August 10, 2004. The major issues raised by the Board at that meeting included reducing the number of parking spaces and addressing the drainage issues that impact adjoining properties. He asked that colored façade renderings be provided to the Board. Mr. Kemper stated that he had received a letter from Mr. Shakerly, 4 Easton Drive regarding the drainage problems in the area. There is a significant amount of water that runs from this property to the adjoining property. This project should connect to the existing drainage structures on those properties. The note that references the Planning Board granting the Special Use Permit should be removed since the SUP was granted by the Zoning Board of Appeals. The date the area variance was granted should be added to the plans. Sign-offs will be required from the Saratoga County Sewer District and the Clifton Park Water Authority. The number of plantings in the front of the parking lot should be expanded. The Board requested an earthtone building to correspond to the residential development in the area.

Mr. Grasso explained that Clough, Harbour, and Associates reviewed the site plan for this project and offered the following comments. The plan indicates the future parking spaces as requested by the previous review letter, though the staging of the adjacent improvements such as curbing and sidewalk remains unclear. The firm recommends that only the improvements associated with the currently proposed parking be constructed and that the plans clearly indicate the improvements to be built. Additional detail should be provided for the proposed storm sewer work along Easton Drive. The proposed grading within the area should be shown on the plan. Details and notes regarding the restoration of the area should be provided. Based upon the current configuration it appears the proposed water service would have to be a public water extension. Per the previous Planning Board meeting the proposed vinyl fence along the top of the retaining wall

should be an earth tone color. The proposed limits of the existing woods to remain do not clearly represent the actual disturbance that will occur during the installation of the proposed sanitary sewer line and the construction of the retaining wall. It would appear that a majority of the woods between the north building and the adjacent property would be removed during construction. Based upon the proposed spot elevations at the entrances to the southern building, it appears the proposed finished floor elevation should be 323.7. Six inch reveal curbing should be provided around the proposed hydrant.

Mr. Grasso also explained that there appears to be a conflict between the southern light pole and the storm sewer. The proposed building inverts for the sanitary sewer should be shown on the plan. The invert for the south building should be at least 10' below the proposed finished floor elevation to maintain proper cover north of the proposed retaining wall. A manufacture's cut sheet of the proposed light fixtures should be provided. The location of the house side shields should be shown. Details should be provided for the following items: 6' high vinyl fence; handrails for the handicap accessible ramp; retaining wall; stormwater outlet control structure.

Mr. Grasso offered the following comments on the Stormwater Management Report.

- Proposed drainage area S#4, which includes a portion of the roof runoff, is not treated within the stormwater basin. If this area can not be drained due to the difference in proposed grades, drywells or other approved methods should be provided to treat for water quality.
- The sizing of the proposed storm sewer within Easton Drive should be provided. The drainage area maps should depict all the areas contributory to the proposed catch basins.
- The design plans should clearly indicate the outlet control structures depicted in the stormwater model.

Mr. O'Brien, Environmental Specialist, explained that, after reviewing the project plan, the ECC offered the following comments. The applicant should retain the existing vegetated buffer along the perimeter of the entire parcel. The applicant should submit a stormwater management plan for review by the Town Engineer and the ECC. The area designated as proposed future parking should be maintained as greenspace until additional parking spaces are warranted.

In response to comments made by Mr. Dick Shakerly, Easton Drive, Mr. Bulger identified drainage as the main issue to be addressed. Board members and the applicant discussed several plans for alleviating the drainage problems. Mr. Nicholson agreed to work with the property owner to the north of the site to capture and direct water to an adequate drainage corridor. The pipe along Easton may require an upgrade from 15" to 18". Mr. Nicholson agreed to extend the catch basin to the edge of the easement located along the western property line.

Board members asked that vegetation on the site be preserved to the greatest extent practicable. Mr. Bulger suggested that Mr. Kemper and the applicant walk the site before it is cleared to identify trees that should be saved. Mr. Karam asked that evergreens be provided to the rear of the buildings. In response to Mr. Bulger's question regarding

architectural plans, Mr. Nicholson stated that building elevations would be the same on all sides.

Mr. Karam moved, seconded by Mr. Russell, 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. Hughes moved, seconded by Mr. Karam, to grant preliminary and final site plan approval to this application conditioned upon satisfaction of the comments provided by Mr. Kemper and Mr. Grasso. The motion was unanimously carried.

[2004-055] New York Development Company – Proposed (22) lot subdivision (Oronacha Farms), Vischer Ferry Road – Revised conceptual review.

Mr. Gil VanGuilder, consultant for the applicant, presented the revised plan for this subdivision that attempts to address concerns identified by the Board during the previous review. He explained that the proposed roadway has been relocated to the north: the strip of land between the roadway and the property to the south will be conveyed to the Town, thus preventing the property to the south from becoming a “double frontage” lot. The roadway has also been redesigned to provide a more “curvilinear” design that the Board considered more appealing. The consultant pointed out that there will be only 350 feet of roadway to the first intersection. This design provides better circulation in the event of an emergency. The plan also provides greater exposure of the open space areas along the roadway and a wider separation between the multi-use pathway and the proposed residences. The nearest residence would be separated from the pathway by 80 feet. The multi-use pathway linking the proposed subdivision with the Wyncrest subdivision will be capable of supporting emergency services equipment. A berm has been proposed along Vischer Ferry Road to provide screening and there is a greater distance between Vischer Ferry Road and the first residence. A fence has been added to define the proposed rear property lines and the boundary for the existing home. The access to the stormwater management area will be conveyed to the Town. A 25’ no-cut buffer has been shown along the southerly property boundary. Pursuant to ECC recommendations, soil testing has been conducted. No pesticides or other harmful substances were found on the parcel.

Mr. Kemper offered several comments regarding this project. The application last appeared before the Board on December 14, 2004, at which time the major concerns included revising the layout and submitting a true cluster design. The project is adjacent to the Vischer Ferry Road GEIS study area and will have to pay the appropriate mitigation fees. The comments from the Saratoga County Sewer District must be addressed. Trails should be provided around the ponds. The split rail fence that was requested by the board has been added to the plans, however, specific construction details should be provided. Ownership of the open space still needs to be resolved. He considers this “a difficult issue” because the open space needs to allow the public access; however, a high degree of maintenance will be required. The Saratoga County Planning Board reviewed the project on October 21, 2004 and issued the following comments: “It is our

understanding that the subdivision to the north and contiguous to the proposed Oronacha Farm subdivision was designed with a stub street to allow future connection between both parcels. That was sound planning by the Town and it is recommended that connection now be made. A new intersection with CR #90 also appears to be desirable and the applicant should contact the County Department of Public Works to initiate the permitting process. There are clearly alternative layouts that might prove superior to the conventional design represented in the sketch plan and the Town is encouraged explore those alternatives. A copy of any revised plan should be forwarded to the County Planning Board. The Board will make its recommendation once the Department of Public Works confirms that the new intersection is acceptable.” A memo prepared by Sheryl Reed on January 25, 2005 states that the applicant must obtain a variance from the Fire Code Appeals Board and that details for the proposed emergency access road and identification of those responsible maintenance of the road, must be submitted.

Mr. Grasso reported that Clough, Harbour, and Associates found that the revised conceptual plan represents a minor improvement over the previous plan submittal in that it provides approximately 250 feet of open space adjacent to the proposed road. The plan, however, does not address the following issues that have been raised thus far on the project:

- The applicant should provide additional quantitative justification for the proposed curb cut location. The firm continues to recommend that the proposed entrance road be located further to the north along Vischer Ferry Road.
- The plan continues to orient some of the homes with backyards facing Vischer Ferry Road.
- The layout creates through-lots (Lot #15, #16 and #17) which may have little or no privacy, will likely contain significant fencing, and may cause adverse visual impacts.
- The plan should include provisions for a trail along the south side of the wetland area extending from the east side of Vischer Ferry Road to the easterly edge of the subject property north of the proposed storm water management area. This trail should be terminated such that it can be extended to the east in the future.
- Some of the lots are very shallow which will restrict their flexibility for home placement, sheds, etc.
- The plan continues to propose greater than 21 homes on a single public road access and the plan does not include the possible future road to the Wyncrest subdivision.

Mr. Grasso also commented that the impacts of the proposed cul-de-sac located with in close proximity to the existing homes along El Dorado should be investigated. He also stated that the following comments included in the prior review letter should be addressed in future submissions as they apply. The proposed method of water and sanitary sewer provisions should be shown on the plans. It should be noted that a gravity sewer does not exist on Vischer Ferry Road. It is recommended that the entire L-C (Land Conservation) zoned areas be dedicated to the Town as open space. Such a strip will lie adjacent to other open space created as part of the Wyncrest subdivision. The crossing of the L-C zone with a Town road is permitted in the zoning regulations and does not trigger the need for a variance. A 25' drainage easement should be provided to the Town of Clifton Park over the stream along the northern property boundary. Future plan

submittals should include existing contours and the L-C zoning district boundary.

Mr. O'Brien, Environmental Specialist, read the comments provided by the ECC. The ECC commends the applicant on the revised design of the proposed subdivision. The following standard statements should be added to the plot plan:

- No salts, fertilizers, pesticides, or other materials may be used on this property where they will contaminate any wetland areas or surface water through runoff, leaching, or in any other manner which violates the New York State Environmental Conservation Law (ECL).
- This parcel (subdivision) is located in an area where aviation activity occurs. Such activity may include, but is not limited to periodic noise, vibration, hours of operation and other associated activities. A study describing this impact in detail is available for inspection in the office of the Albany International Airport.

Board members offered a number of comments regarding the proposed plan. Following a discussion regarding the proposed Town-owned land along the south side of the proposed road, Mr. Larkin observed that should the homeowner to the south wish to purchase the property, the lot with double frontage created would be a "voluntary rather than imposed" condition. Ms. Pace observed that Lot #8 appeared to be quite small, offering the potential owner very little backyard area, though Mr. VanGuilder stated that the lot met the 20,000 SF zoning requirement. Mr. Russell encouraged the planting of a substantial number of trees in the "eyebrow" area that would contain three residences. Mr. VanGuilder agreed to increase the number of trees and explained that a berm along Vischer Ferry Road will help screen the subdivision from the main road. Mr. Hughes observed that Lots #4 and 5 appeared to be quite small, though Mr. VanGuilder noted that the homes would be situated approximately 60 feet from the rear property boundary. Mr. Karam commented that although he liked the proposal because it provided additional open space, he did not find the "football lots" desirable. Mr. Larkin expressed his appreciation to the applicant for efforts to address the Board's concerns, but he believes that the project remains too dense. He asked that additional evidence be provided regarding the location of the proposed roadway. He would prefer that the proposed road be moved farther to the north. Mr. VanGuilder explained that sight distance information indicates that the proposed roadway location will offer the optimum sight distance in both directions. Mr. Grasso reported that the town engineers have not yet reviewed the sight distance information. In response to Mr. Karam's question regarding the height of the berm, Mr. VanGuilder reported that it would be high enough so that the "base of the trees will begin to create an effective berm." Mr. Karam continued to be concerned with the loss of green space and rural character and he asked that the homes on Lots #18-21 be turned more to the east. Mr. VanGuilder offered to provide a "3-D" view of the development. Mr. Russell stated that he would prefer the roadway to be relocated approximately 225' to the north. He also stated that he would like to see a boulevard-type entranceway. Mr. Grasso explained that Sheryl Reed and emergency service representatives do not find such entrances acceptable, since they often create traffic flow problems and result in a degradation of levels of service. Clough, Harbour, and Associates does not support the relocation of the proposed roadway.

Ms. Pace asked if parking would be provided along the northern side of the proposed road to provide access to the open space areas. Members did not believe the provision for gravel or seeded parking area necessary. Board members compared the “modified cluster” design to the original conventional design first proposed by the applicant. Mr. Grasso explained that although the applicant had incorporated some elements of a cluster design such as reduced roadway width, reduced front yard setbacks, and reduced lot sizes, the project has not been submitted as a true cluster subdivision. Mr. Grasso pointed out that the Board had the discretion to accept or reject the project plan.

Mr. VanGuilder summarized the changes that were made to the project in response to Board recommendations. These include the relocation of the proposed road to the north, the re-orientation of back yards, and the re-alignment of the roadway. He agreed that the lots may have to be adjusted to allow for greater depth. He also noted the project will require a positive recommendation from the ESAB to allow 21 lots on a cul-de-sac. He reported that Sheryl Reed has found that the proposed entrance way and multi-use pathway connection to the Wyncrest subdivision would meet emergency services access requirements.

Mr. Bulger described the revised plan as “better,” though he believed the project could be improved. Mr. Larkin described the design of lots near the stormwater management basin as “fragmented”. Mr. Russell was concerned about the depth of the lots, stating that there was little space for backyard areas. Mr. Kramer asked that more trees be added to the rear of the three lots located in the football-shaped parcel. Though Mr. Karam noted that the County Planning Board recommended a connection to Wyncrest, Mr. Grasso explained that the paved multi-use pathway would be 12 feet wide and would adequately accommodate emergency access to the adjoining subdivision. Mr. Bulger asked that the pathway be labeled as a “possible future roadway.”

Mr. Matthew Lamb, 25 Redfield Park, expressed concerns regarding the use of the multi-use pathway. He was assured that no motorized vehicles will be permitted to use the path: appropriate signage will be installed. Mr. Lamb was also concerned that the existing pump station located in the southwestern corner of the Wyncrest subdivision would be abandoned. Mr. Bulger stated that should such abandonment occur, the Town would assume ownership of the parcel.

Mr. Ken Constable, 27 Redfield Park, reported that a portion of the project site has been continuously used as a dumping area. He asked that the area be cleared of debris. He also asked the Board to ensure that the open space area is properly maintained.

In response to Mr. Lamb’s question concerning the stormwater management plan, Mr. VanGuilder explained that the stormwater management basin has been located in the lowest portion of the site in an area where drainage is currently directed.

Mr. Bulger expressed his appreciation to Mr. VanGuilder and the applicants for working to resolve the issues identified by the Board. He encouraged the applicant to continue to refine the project plan.

[2004-059] Amedore Homes – Proposed (9) lot subdivision, Clifton Park Center Road – Revised conceptual review.

This application was withdrawn by the applicant from this evening's meeting.

New Business:

[2005-006] Rekucki, Mark – Proposed 40,000 SF self-storage facility and 9,000 SF medical office building, Route 9 and Ushers Road – Conceptual site plan review.

Mr. Tom Andress, consultant for the applicant, presented this application that calls for the development of a 3.71 acre parcel in a B-3 zone. The parcel is bounded by Wood Road, Route 9, and Ushers Road. A use variance was granted by the Zoning Board of Appeals on December 7, 2004 to permit the construction of a self-storage facility on the property. Proposed Lot A would contain a 9,000 SF medical office and 60 parking spaces. 60.5% greenspace will be provided. Lot B would contain a 40,000 SF two-story indoor self-storage building, and 16 parking spaces. The lot would contain 52.9% greenspace. Access will be provided from Ushers Road and a right-out egress will be installed on Wood Road. Future subdivision will result in lots of 1.79 and 1.92 acres, respectively. A proposed stormwater management area is shown along the northeastern property line. Connection will be made to the Clifton Park Water Authority system and the Saratoga County Sewer District via an existing force main on Route 9. Mr. Andress explained that the applicant, Mr. Rekucki, owns and operates the existing storage facility on the adjoining property. He provided Board members with photographs of the storage facility that Mr. Rekucki operates on Route 9: the proposed building will be of similar design and construction.

Mr. Kemper reported that this project received a use variance from the Zoning Board of Appeals on December 7, 2004 to allow an indoor storage building use in the B-3 zone. Sign-offs will be required by the Saratoga County Sewer District and the Clifton Park Water Authority. The applicant should indicate whether the project will be constructed in phases or built out at once. The plan indicates that once the site plan receives approval from the Planning Board, the applicant will submit an application for a subdivision and lot line adjustment. The planting plan will need to be expanded to include additional plant materials in and around the site. Colored façade renderings will need to be provided with future submissions

Mr. Grasso reported that this site plan was reviewed by Clough, Harbour, and Associates. The following comments were prepared. Several comments address SEQRA issues. Pursuant to the Findings Statement for the FGEIS for the Wood Road Corridor, the following issues should be addressed:

- Per Finding No. 34, traffic mitigation fees are required to address cumulative impacts of the proposed development. The mitigation fee was reduced through action of the Planning Board in November of 1991. The new fee is \$723.09 per trip generated during the highest peak hour, as defined by appropriate facility codes in the ITE Trip Generation

Manual, 5th Edition. The applicant's consultant should submit an analysis of the projected trip generation so that the respective mitigation fee can be assessed.

- A mitigation fee is due for the original review of the DGEIS in the amount of \$74.28 per acre. Based on a 13.9-acre site, the respective mitigation fee is \$1,032.
- Per Finding No. 52, stormwater management for each project shall be designed in accordance with the NYSDEC Guidelines for Stormwater Management and Design Criteria, and per Finding No. 53, the stormwater management plan shall be designed to maintain infiltration at pre-development conditions based on a 25-year storm event. Because the project will result in the disturbance of greater than one acre, conformance with the new NYSDEC Phase 2 regulations will be required.
- Per Finding No. 67, a visual buffer of approximately 250 feet is recommended to avoid and minimize significant visual impacts to travelers on NYS Route 9. This is not provided, and as such, additional information should be provided to allow for appropriate environmental impact review.
- Per Finding No. 73, a Phase I Environmental Audit shall be conducted and submitted at the initiation of site plan review. This should be included in the next plan submission.
- Per Finding No. 78, the applicant shall contact NYSOPRHP regarding historic sites and archeologically sensitive resources near the project area. Copies of the correspondence should be sent to the Town and to Clough, Harbour, and Associates.
- It is recommended that NYSDEC be contacted for the possible presence of or impact to habitat of the Karner Blue butterfly.

Mr. Grasso reported that several comments related specifically to the proposed site plan. The Wood Road Corridor GEIS identified highway improvements at the intersection of Wood Road and Route 9. It appears the proximity of proposed curb cut along Wood Road could impact the improvements that are planned. As such, it is recommended that the plan be revised to allow the possible sharing of a curb cut with the existing storage facility to the west. Appropriate cross-access easements would be required. The proposed water and sanitary sewer services should be shown on the plan. Pursuant to ADA guidelines, the number of handicap parking spaces provided for medical facilities should total 10% of the provided parking. It appears that three additional handicap parking spaces are required for the medical office. A handicap parking space should be provided for the self storage building. The height of the proposed buildings should be shown on the plan. The sight distance at the proposed curb cut location on Ushers Road should be documented on the plan and compared to the required sight distance of the 85th percentile traffic speed using AASHTO or NYSDOT guidelines. The possible gating of the site for security purposes should be addressed as it relates to cross access. Cross-access easements should be clearly indicated on the plan.

Mr. O'Brien, Environmental Specialist, explained that the ECC reviewed this project plan and recommended that the applicant provide adequate landscape buffering and visual screening from Route 9 and Ushers Road.

In response to Mr. Russell's concerns regarding fire safety, Mr. Rekucki explained that the storage building, approximately 35 feet in height, would be constructed with non-combustible materials and would be fully sprinklered. Mr. Hughes was concerned about

the visibility of the storage building from Route 9. The applicant stated that the grade changes in the area would obstruct visibility from the main roads: the first floor would not be prominent. Mr. Karam found the project acceptable, but he was concerned about the continuity of use. Mr. Grasso noted that future uses would be limited because of the number of parking spaces that could be installed on the site.

[2005-007] Hollandale Apartments, Phase III – Proposed (4) eight-unit apartment buildings, (2) eight-bay garages and (2) six-bay garages – Conceptual site plan review.

This application was withdrawn from this evening's agenda at the request of the applicant.

[2005-003] Clifton Park – Halfmoon Public Library Planned Unit Development District – Referral from Town Board.

Mr. Gordon Nicholson, consultant for the applicant, presented this Planned Unit Development District application that has been submitted to the Town Board for approval. Although the applicant originally submitted a request for a zoning change from residential to PIR to accommodate the library use, the Town Board preferred that the applicant pursue approval of a PUD. Pursuant to Town Code, the Town Board has referred the application to the Planning Board for comment. The plan proposes the rezoning of a 10.04 acre parcel of land on the east side of Moe Road approximately 700 feet north of the Clifton Park Center-Moe Road intersection to accommodate the construction of a new library facility. The proposed 55,000 SF Clifton Park-Halfmoon Public Library will require the installation of 323 parking spaces, appropriate landscaping, and connections to the Clifton Park Water Authority and the Saratoga County Pump Station at Clifton Park Center Road. 55% green space will be provided. A multi-use pathway will be installed. A Full Environmental Assessment Form has been submitted. Substantial documentation, including descriptions of existing site conditions, a site development plan, and a traffic study have also been provided.

Mr. Nicholson explained that the plan also provides for subdivision of the property to create a lot for the existing farmhouse: this lot will conform to all R-1 zoning requirements. NYSDEC wetlands have been delineated on the property: the Army Corps of Engineers has scheduled a spring site visit to determine if federally jurisdictional wetlands are located within the property boundaries. Archeological studies are being conducted. If any historical relics are found on the site, they will be removed in accordance with state mandates.

Ms. Wendy Cimino, Creighton-Manning traffic engineer, described the traffic improvements that would be required along Moe Road. She stated that the improvements would be limited to the east side of Moe Road and that appropriate signage and a left-turn lane would be installed. The existing multi-use pathway may be relocated to accommodate increased traffic lane widths.

Mr. Bill Connor, Architect with Woodward, Connor, Gillies, and Seleman Architects, presented the colored renderings for the proposed library building. He described the project plan as an attempt to reflect architecture found within the Clifton Park-Halfmoon region. The building will have a metal roof and be constructed of easily-maintained materials.

Mr. Kemper offered several comments regarding this plan. The multi-use path will require a permit from DEC and ACOE no matter how it is constructed; therefore, this note should be removed from the plans. The site statistics table should be corrected to reflect the correct number of parking spaces proposed for the project. A planting plan, site details, and colored architectural renderings must be provided with the next submission. Sheryl Reed provided the following written comments in a memo dated January 25, 2005:

- Remove boulevard entrance.
  - Provide adequate access to site from emergency services.
  - Post Fire Lane signs on both sides of access road.
  - Place additional hydrants on site per the fire department.
- Mr. Kemper asked that Sheryl provide a written sign-off prior to the scheduling of the public hearing.

Mr. Grasso reported that Clough, Harbour, and Associates reviewed this project plan and offered the following comments. The proposed project appears to be a Type I action pursuant to SEQR, and as such, coordinated review is required. Involved agencies are expected to include the following: Clifton Park Town Board – P.U.D. Approval; Town of Clifton Park Planning Board – Site Plan Approval, Subdivision Approval; Saratoga County Planning Board - Section 239 Referral. Interested agencies are expected to include the following: S.C.S.D. #1 – Sewer Connection Permit; C.P.W.A. – Water Connection Permit. The Planning Board may wish to request Lead Agency designation. If granted, the Planning Board should make a SEQRA determination prior to its recommendation to the Town Board on the zoning change.

Mr. Grasso explained that his firm recommended that the proposed drop area be redesigned or the proposed boulevard entrance be shortened to allow a car leaving the drop off area to access the rear parking lot without having to leave the site or proceed the wrong way down a one-way drive aisle. The engineering firm was also concerned with the tightness of the radius of the entrance road and limited sight distance caused by the boulevard. Shifting the entrance south may be required. An additional sidewalk should be provided from the multi-use pathway to the proposed building south of the entrance driveway to allow pedestrians approaching from the south to access the site without crossing the main access drive. Crosswalks and ADA accessible ramps should be placed at the existing shared-use trail to cross the driveway entrance to the library.

Mr. Grasso found that the proximity of the future building expansion area to the adjacent residential lot to be of concern. It would appear appropriate for the layout to be reconfigured and shifted to the south to allow for a more extensive buffer. It is recommended that the existing buildings within the L-C (Land Conservation) zone be

removed and future work within the L-C zone restricted. The proposed setbacks for the residential lot to remain should be shown on the plan to determine conformance with the zoning regulations. The proposed utilities should be shown on future plan submittals.

Mr. Grasso reported that a review of the Traffic Impact Study dated December 16, 2004 resulted in the following comments:

- Clough, Harbour, and Associates concurs with the conclusion that the 55,000 square-foot Clifton Park-Halfmoon Public Library will not have a significant impact on traffic operations on the adjacent street system.
- It is noted that the peak hour factor (PHF) used in the capacity analysis of the Moe Road and Clifton Park Center Road intersection for the Build condition (0.90) is not consistent with the PHF for existing and No-Build conditions (range from 0.76 to 0.88). Although the traffic generated by the library may have different PHF characteristics than existing traffic, the site traffic is not expected to be significant enough to change the overall peaking characteristics of the intersection.
- It is agreed that a stop sign should be placed on the site access approach to Moe Road.
- The recommendation to construct a southbound left-turn lane on Moe Road for vehicles to access the library seems reasonable. The site plan illustrates a left-turn storage bay length of 75 feet. However, review of the left-turn lane guidelines cited in the CME study indicates that the project volume conditions will be approaching the threshold for a 100-foot storage length at the year of opening of the facility (2006). In order to provide a design that will also accommodate changes in traffic volume beyond the year of opening, it is recommended that a 100-foot left-turn lane be provided.
- The design concept presented for the south bound left-turn lane at the library creates a series of lateral shifts of traffic flow on Moe Road through several transitions from 2-lanes to 3-lanes over a relatively short distance. It is recommended that a uniform 3-lane section be provided between Shenendehowa School Road and Clifton Park Center Road on Moe Road.
- The concept plan for the proposed left-turn lane construction at the library access indicates a design speed of 45 mph. As the design of this improvement is progressed, the applicant should provide supporting justification for the design criteria.
- It appears the 12-foot lateral lane shift towards the west side of Moe Road to accommodate the southbound left-turn lane will impact private residential property and may require the acquisition of right-of-way. Other options should be considered, such as a symmetric widening on both sides of Moe Road.

Mr. O'Brien, Environmental Specialist, stated that the ECC offered no comments regarding the application at this time.

Mr. Larkin commented that the effect of the proposed building orientation and design was to provide a "presence" on Moe Road. Mr. Nicholson agreed, stating that the building's design provided a "sense of arrival" and allowed the parking to be located away from the road. He also explained that shade trees, including maples and oaks would be planted along Moe Road to create "stately" effect. Ms. Pace approved of the entry plaza. Mr. Bulger explained that the proposal before the Board was a part of the PUD review process and was being reviewed as a referral from the Town Board. Since this was

not a formal site plan review, the Board was instructed to consider the general land use, site access, and the appropriateness of the development proposed. Mr. Grasso advised the Board to consider the fact that this was a Type I action under SEQRA: coordinated review is required. He emphasized the importance of satisfying all SEQRA requirements before granting approvals. Though he suggested that Mr. Kemper initiate the SEQRA process, he recommended that SEQRA determinations be made by the Town Board during the PUD approval process.

Mr. Bulger moved, seconded by Ms. Pace, to recommend that the Town Board approve the zoning change requested for the PUD as consistent with the generalities provided with the conceptual site plan drawing. SEQRA coordinated review will be initiated by the Planning Department, though the Planning Board will defer to the SEQRA determination issued by the Town Board. The motion was unanimously carried.

#### Minutes Approval:

Mr. Bulger moved, seconded by Mr. Karam, approval of the minutes of the January 11, 2005 Planning Board meeting as amended. Ayes: Kramer, Larkin, Karam, Hughes, Russell, Bulger. Noes: None. Abstained: Pace.

#### Discussion Items:

Mr. Bulger explained that the Town Board is completing its review of the GEIS that Clough, Harbour, and Associates prepared for the western portion of the Town. Comment will be received by that Board until January 28, 2005. He encouraged members of the Planning Board to read the document and direct comments and concerns to Town Board members before that date.

Mr. Bulger also explained that information concerning the moratorium established for the L-I zone will be forwarded to members for their review.

Board members agreed to cancel the meeting that was originally scheduled for February 8, 2005 since several members would be unable to attend.

Mr. Karam moved, seconded by Mr. Larkin, adjournment of the meeting at 10:00p.m. The motion was unanimously carried. The next meeting of the Planning Board will be held on Wednesday, February 23, 2005.

Respectfully submitted,

Janis L. Dean, Secretary cc: Planning Board Members, Planning Department, Clough, Harbour, and Associates, Supervisor, Town Administrator, Assessor, Zoning Board, Department of Building and Development, Town Clerk, Town Board Members, Highway Superintendent, Joel Peller, Town Attorney, Lou Renzi, Town Attorney, Jim Trainor,

Town Attorney, Paul Pelagalli, Town Attorney, Department of Parks and Recreation, ECC, Saratoga County Planning Board, Shenendehowa Central School, Clifton Park Water Authority, Fire Districts.

Resolution #3  
Preliminary and Final Approval

At a meeting of the Planning Board of the Town of Clifton Park, Saratoga County, New York, held at the Town Office Building, One Town Hall Plaza, on January 25, 2005, there were:

Present: S. Bulger, Chairman, S. Hughes, J. Larkin, T. Karam, A. Kramer, S. Pace, J. Russell

Absent: None

Ms. Pace offered Resolution #3, and Mr. Hughes seconded, and

Whereas, an application has been made to this Board by Dan S. and Linda R. Conpropst, for approval of a subdivision entitled Subdivision of the Lands of Dan S. and Linda R. Conpropst consisting of (2) lots;

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on January 25, 2005 and;

Whereas, the Planning Board was established as Lead Agency for this application, an unlisted action, and a negative declaration was issued pursuant to SEQRA on January 25, 2005, and

Whereas, it appears to be in the best interest of the Town that said application be approved,

Now, therefore, be it resolved that the final hearing for this application is waived and that the final subdivision plat entitled Subdivision of the Lands of Dan S. and Linda R. Conpropst consisting (2) lots is hereby granted preliminary and final approval conditioned upon satisfaction of the comments offered by Mr. Kemper and Mr. Grasso and the submission of percolation test information for Clough, Harbour, and Associates' review and approval.

Resolution #3 passed 1/25/05

Ayes: Kramer, Larkin, Karam, Hughes, Russell, Bulger

Noes: None

Steven J. Bulger, Chairman