



Those present at the January 27, 2009 Planning Board meeting were:

Planning Board: S. Bulger, Chairman, M. Hale, J. Koval, E. Ophardt,  
S. Pace, K. Paulsen, T. Werner, T. Deleonardis (alternate)

Those absent were: Jan Dean

Those also present were: J. Scavo, Director of Planning;  
J. Grasso, Clough, Harbour and Associates;  
J. Quinn, Chairman, Environmental Conservation  
Commission;  
P. Pelagalli, Counsel;  
M. Springli, Acting Secretary

Mr. Bulger, Chairman, called the meeting to order at 7:10 p.m.

Steve Bulger welcomed everyone. He spoke about having a full board and an alternate. Mr. Bulger welcomed Kim Paulsen, former Shenendehowa Board of Education president. He introduced Meg Springli who is substituting for Jan Dean. He introduced the other members at the Board and the consulting staff.

Jim Larkin lead us in reciting the Pledge of Allegiance of the Pledge of Allegiance.

Mr. Bulger introduced Jim Larkin and his family. The chairman presented a plaque for outstanding service, honoring the time, commitment and effort that Mr. Larkin put into his 7 years on the Planning Board. Mr. Bulger described him as one of the only members who has managed to serve a complete term. The chairman noted that Mr. Larkin was one of the most organized and committed members who has ever served. Mr. Bulger thanked Jim and his family for the personal time and sacrifice that was put into serving on the Planning Board.

Mr. Larkin commented that he appreciated the opportunity to serve the town and the patience and continued support he got from the Chairman and other Planning Board members. Mr. Larkin stated that it was a learning process and worked out well. Mr. Bulger commented that through his input and ideas there are a lot of projects in the town that were improved because of Jim Larkin.

Ms. Pace gave her appreciation as well. Mr. Ophardt spoke of learning from Jim Larkin as he sat next to him on the Board. Mr. Pelagalli expressed that Jim Larkin was the best prepared Board member in his 15 years experience with the board. Mr. Werner noted his thanks for the mentoring Mr. Larkin provided. Mr. Koval commented on Jim's unique perspective on projects. Mr. Hale stated that he was in part inspired to join the Board due to the reputation of openness he had.



Jerry McGoulaghan added his appreciation for Jim Larkin's service on the Planning Board as well. Mr. Grasso noted Mr. Larkin's ability to take public comments into consideration in projects.

**Public Hearings:**

7:25 [2008-043] **747 Plank Road Subdivision** – (Triller Development)  
Proposed (4) lot subdivision, 747 Plank Road. Preliminary public hearing and possible determination.

Mr. Bulger, Chairman, called the public hearing to order at 7:25 p.m. The Secretary read the public hearing notice as published in the Daily Gazette on January 19, 2009.

Mr. Tom Andress, as a representative for the applicant, presented this application. He noted that there was a large DEC wetlands area on the land and that has limited the number of lots allowed. Mr. Andress stated that the existing house would have 3 ½ acres and the new lots would be about 1 acre in size. He then described the lots and setbacks. Mr. Andress commented that the applicant planned to connect to sewer and take the existing house off septic, with possibility for expansion of the sewer line in the future to the South on Plank Road.

Mr. Scavo offered comments prepared by the Planning Department. Mr. Scavo asked that the proposed fence by the applicant to delineate the wetlands will be incorporated into the deed description for each property in addition to being depicted on the site plan. From notes written by Jen Viggiani, Open Space Coordinator, Mr. Scavo requested an **access permanent easement** on lot #4 to the stream and open space for potential stream monitoring by town representatives – as this stream on the parcel is a tributary to the Dwaas Kill.

Mr. Myers provided the following comments regarding this application, as read by Mr. Scavo.

1. The Town Certification forms for the SWPPP shall be submitted for this project for NOI approval.
2. The silt fence needs to be installed on the Plank Road side of the lots.
3. A swale/ditch appears to be needed along Plank Road. Appropriate details including piped driveway crossings should be submitted.

Ms. Sheryl Reed had no comments.

Mr. Bill Mackesey, representative of the Trails Subcommittee of the Open Space, Trails and Riverfront Committee recommended in writing that the Planning Board require a 15' right of way along Plank Road for future roadway improvements or trail



development. Mr. Scavo noted that the current plan offered by the applicant provided such easement.

Mr. Grasso reported that Clough, Harbour, and Associates provided the following comments regarding this application.

1. The proposed subdivision is within the limits of the County Knolls South Planned Unit Development. The PUD legislation should be reviewed to determine if the proposed subdivision complies with the district regulations.
2. Although the sight distances have been provided at each proposed driveway location, a table with the required sight distance should be provided. The stopping sight distance for cars travelling along Plank Road should be evaluated.
3. The location of the receiving pits required for the directional bores of the proposed water services should be depicted on the plan. It should be verified that the proposed work can be completed within the existing right-of-way.
4. The limit of disturbance for the proposed low pressure sewer line should be depicted on the plan. A portion of the sewer line is directly below the edge of the Plank Road pavement.
5. The proposed common drive easement for Lot #1 and Lot #2 should include all shared portions of the driveway. It appears the easement should be extended to the north.
6. The dimensions or required volume of the proposed sediment basins should be depicted on the plan. Temporary swales should be provided to direct the run-off to the sediment basins.
7. The erosion and sediment control plan should include a temporary stockpile area.
8. It should be verified that the proposed driveways will be paved.

Mr. Jim Quinn, Chairman of the Environmental Conservation Commission, reported that, after review of the project plan, the Commission issued the following comments:

1. Considering the front yard setback and the location of the LC Zone, Lot #3 does not appear to be a useable residential lot as any use of the backyard would necessitate disturbance in the LC Zone.
2. Additionally: The ECC recommended the following:



- a. It should be made clear by note in the four individual deeds that there are no improvements allowed in the LC Zone as indicated on the submitted plans.

There being no public comment, Mr. Bulger moved, seconded by Mr. Ophardt to close the public hearing at 7:30 pm. The motion was unanimously carried.

Mr. Bulger asked what kind of fence would be placed along the LC zone. Mr. Andress replied that it would be a double rail split rail fence along the LC zone. Mr. Koval asked if signs would be needed on the fences. Mr. Andress felt that was not needed, because the past precedence had been either a sign or a fence. He further commented that there was no public access, but they could give general access to the Town of Clifton Park on the northern edge where LC zone comes up to the road. Mr. Andress also noted that a 15' easement has been put on the plan along Plank Road

Ms. Pace moved, seconded by Mr. Werner, to establish the Planning Board as Lead Agency for this application, an unlisted action, and to issue a negative declaration pursuant to SEQR. The motion was unanimously carried.

Mr. Hale moved, seconded by Mr. Ophardt, to grant preliminary and final approval based on satisfying all conditions as outlined per the site by the recommendations of the Planning Board and Professional Staff. Ayes: Ophardt, Pace, Hale, Bulger, Koval. Noes: none. Abstain: Paulsen.

[2007-057] **Lussier Drive Subdivision** - Proposed (18) lot subdivision, 59 Boyack Road – Preliminary review and possible determination.

Mr. Ken Gifford, as a representative for the applicant, presented this application. He presented a history of the property and discussed the topography of the site, stating that there would be a single access point off Boyack Road. Mr. Gifford noted that the applicant wanted to orient the homes to views. The speaker noted that the intended market is empty nesters, perhaps at a higher end pricepoint. Mr. Gifford noted that the property does not have standard drainage because of the grading. Due to traffic concerns on Boyack Road, Mr. Gifford also spoke about introducing some newer signage for the road.

Mr. Lou Buckman, engineer for the applicant, addressed the Board next. Using the site plan of the subdivision, he pointed out the wetland areas and water basins and the locations of driveways, retaining walls and house locations. Mr. Buckman noted that each lot would have conservation area on it that would be prohibited from being disturbed. The engineer then stated that each home would have a grinder pump and would be tied into low pressure sewer. In addition, Mr. Buckman stated that erosion and sediment control is also a challenge to this project therefore, the subdivision would be



built in stages with temporary basins so construction silt would not go into the infiltration basins.

Mr. Gifford showed the landscape sketch with some retention ponds. The consultant stated that the ponds are actually dry ponds filled with sand. Mr. Gifford explained that they will be landscaped around the edge with shrub and tree species appropriate to the area before being turned over to the town. The speaker added that it would need to be mowed and it was proposed with a 20' wide grass paver access from the road into the pond area. Mr. Gifford stated that a bench with a sign will be put in the basin to inform public about purpose of area and the need to maintain it as a dry pond.

Mr. Grasso asked if there would be any fencing. Mr. Gifford stated it was better to leave it open but they would be willing to consider down the road if the town desired it and determined that once the retention areas were constructed were required.

Mr. Scavo offered comments prepared by the Planning Department.

- Add a note to the plan that states, "Retaining walls shall be noted in the deeds for each respective lot as the sole reasonability of the property owner for ownership, repair, and all levels of future maintenance that may be required."

Mr. Myers provided the following comments regarding this application, as read by Mr. Scavo: John skipped over them as applicant met with Steve to address these.

1. The engineering report incorrectly cites the old SPDES permit. The correct SPDES permit for the Project will be GP-0-08-001. Review and certification by CHA and the town is required of the SWPPP prior to application for an NOI.
2. The traffic study indicates mitigation measures that must be done to make the new entrance to Boyack Rd. viable.
3. The SWPPP provided is just a reprint of the requirements of a SWPPP. When specifics as they apply to this site are provided they will be reviewed.
4. Plan sheets are still very preliminary.
5. The slopes remain a great concern. All lots shown may not be viable.
6. As stated previously common driveways are discouraged and privately owned stormwater management areas require an agreement with the town for maintenance.
7. In addition to the possibility that all the lots may not be viable, if they are to work they must meet the requirements of Section R403.1.7 of the State Residential Code which requires setbacks from the toe of the slope.
8. The retention areas proposed are directly in front of several homes. I do not believe these locations will be acceptable to home buyers especially when they are fenced in and have a gravel access road around them.

Ms. Sheryl Reed provided the following written comments for Mr. Scavo to read..



1. Place 911 postal addresses on the final subdivision map.

Mr. Bill Mackesey, representative of the Trails Subcommittee of the Open Space, Trails and Riverfront Committee recommended in writing that the Planning Board require a 15' right of way along Plank Road for future roadway improvements or trail development.

Mr. Grasso reported that CHA Companies, Inc. provided the following comments regarding this application.

1. Letters of acceptable capacity and intent to provide service should be provided by the Clifton Park Water Authority and Crescent Estates Wastewater Treatment Works.
2. The Town's standard roadway section should be utilized.
3. A street light oriented over the proposed intersection of Boyack Road and the proposed Town Road should be provided.
4. Engineers Reports for the proposed water and sanitary sewer systems should be provided for review.
5. Details of the proposed retaining walls should be provided.
6. We offer the following comments on the Stormwater Pollution Prevention Plan/ Stormwater Management Plan dated July 23, 2008. *(A revised SWPPP that is separate from the Engineering Report should be provided addressing the comments below.)*

The following modifications/additions should be made to the SWPPP sections 1, 2, and 3 to conform to the new requirements of GP-0-08-001.

- Include total disturbed area and total impervious area values in the Site Description section.
- Add a section discussing site soils. Soils should be identified and described by specific Name and Hydrologic Soil Group with a discussion or list of soil characteristics and limitations. The following parameters can be helpful: soil type, geographic locations found, slopes, groundwater depth, permeability, water capacity, shrink swell potential, and depth to bedrock.
- A soils map with site boundaries identified on it should also be included a figure in the SWPPP.
- According to GP-0-08-001, the SWPPP must include a section discussing historical sites with supportive documentation in an appendix showing that no stormwater discharge or construction activities would have an effect on property listed or eligible for listing on the State or National Register of Historic Places.
- The SWPPP should include a section indicating the



names/class/standards of bodies of waters receiving stormwater overflow from the site (if any).

- In Section 4 – Inspections and System Operation and Maintenance According to the GP-0-08-001, Control measure inspections are required only every seven days. The requirement for inspections following a 0.5 inches or greater rainfall has been removed from the new GP-0-08-001 permit and this should be omitted.
- In Section 3 – Additional Erosion and Sediment Control Measures Additional control measures should also be listed:
  - Sediment control fencing.
  - Proposed grades with  $\geq 3:1$  slopes shall be stabilized with erosion control fabric.
  - Diversion swales.
  - Outlet riprap protection.
  - Sediment traps/basins (if needed).
- Detailed water quality volume computation sheets should be included in an appendix of the SWPPP.
- Detailed calculations of the hydrologic inputs, BMP volumes, and erosion control structure details should be included in the SWPPP.
- A notice of intent for GP-0-08-0001 should be completed and included in the SWPPP.
- A Pre-construction Meeting Form, Inspection Forms, Quarterly Summary, Applicable Post-Construction Maintenance Forms and Inspection Report Forms should be included in a SWPPP appendix.

We offer the following additional comments:

7. Access to Boyack Road is proposed via a three way stop configuration. This is different than our previous recommendation suggesting three-way stops being implemented at Carriage Way and Fenimore Drive, but appears to be consistent with the recommendations of the Highway Safety Committee. Previous discussions included the need for grading and clearing along Boyack Road looking south from the new access road. This should be reflected on the current proposed plans. Any proposed areas of work should not be included within the proposed land conservation area within the proposed lots so as to preclude future clearing work. Signage for the proposed three-way stop should reference M.U.T.C.D. standards and stop bars should be included.
8. Details for the proposed asphalt path should be provided and should include detectable warnings and removable bollards in accordance with the Town's standard details.
9. We remain concerned with the proposed stormwater management design. Previous discussions with the applicant's engineer included the use of privately owned dry wells located within each lot to treat roof runoff. Additionally, a connection between the two infiltration basins and the



northern stormwater management area with an ultimate overflow to the existing wetlands was discussed. We are concerned that there is not an emergency overflow provided for the infiltration basins.

10. The capacity of the closed storm sewer system should be evaluated. Since the closed system is intended to act as an overflow during the larger storm events, the capacity of the system and the hydraulic grade line during these events should be determined.
11. A significant number of errors appear to have been generated in the computation of the stormwater model. The errors depicted in the model print out should be resolved.
12. The pond and drainage area naming convention makes the stormwater model difficult to follow. A revised naming convention is suggested.
13. The P-3 wet extended detention pond requires a minimum of 50% of the water quality volume be provided in the permanent pool and 50% maximum be provided as extended detention. It should be verified that the proposed pond design meets these requirements.
14. The location of the test pits referenced in the Engineering Report should be depicted on the plans. It should be verified that the depth of the test pits was performed to at least three feet below the bottom of the proposed infiltration basins.
15. The stormwater management area access drives provided for the infiltration basins should connect to the proposed Town Road.
16. A portion of the proposed closed storm sewer system is located out side of the proposed right-of-way and within Lot #16. We recommend all proposed public utilities be located within the proposed right-of-way.
17. The inside curb of the proposed cul-de-sacs should be constructed with an asphalt wing wedge curb. The current plans appear to indicate a 6" reveal concrete curb.
18. Additional catch basins should be provided along Elizabeth Court. We are concerned with the entire length of the road being collected by one catch basin. We recommend the additional catch basins be provided south of the proposed driveways for Lot #8 and Lot #5.
19. The foundation drain laterals should not daylight in front yards. The laterals should only daylight into the rear yards. All laterals discharging in the direction of the front yard should be connected to the closed storm sewer system.
20. The foundation drain lateral appears to be set 4 feet below the finished floor elevation. As such, should the proposed houses include a basement a sump pump will be required.
21. A detailed planting plan should be provided for the stormwater



management areas.

22. We are concerned with the proposed grading of infiltration basin #2. As designed, the forebay will fill to within one foot below the top of the basin before discharging into the infiltration portion of the basin. A flow path between the forebay and infiltration area should be graded at a lower elevation.
23. The Grading Plan indicates an “Overflow Path for Extreme Storm Event” that appears to originate from the catch basin at the end of Elizabeth Court. The overflow of the closed storm sewer system during a storm event should be discussed in the Stormwater Management Report.
24. A note should be added to the Erosion and Sediment Control Plan indicating that the proposed infiltration areas shall not be used as temporary sediment basins during construction.
25. The location of the stabilized construction entrance should be depicted on the Erosion and Sediment Control Plan.
26. The proposed silt fence should be installed parallel to the contours. The silt fence proposed in the northeast corner of the site appears to channel the runoff to Archer Drive,
27. An inlet protection detail should be provided and their location should be depicted on the Erosion and Sediment Control Plan.
28. The location of the temporary drainage swales to direct runoff to the sediment basins should be depicted on the plans.
29. The proposed open cut of Boyack Road to connect to the existing watermain will require lane closures. A maintenance and protection of traffic plan should be provided.

Mr. Grasso also noted that the Planning Board has looked at fencing needs on a case by case basis. He stated that CHA would not have preference either way but he would recommend not using chain link and to take setting into consideration. The town preferred standard has been split rail fencing with welded wire mesh.

Mr. Jim Quinn, Chairman of the Environmental Conservation Commission, reported that, after review of the project plan, the Commission issued the following recommendations to the Planning Board for consideration:

1. The stormwater management areas, as proposed, are too close to proposed residences and the topography of the site indicates significant drainage and water retention problems. The number of homes proposed exacerbates this issue.
2. The following standard statement should be added to the plot plan:
  - a. This parcel (subdivision is located in an area where aviation activity occurs. Such activity may include, but is not limited to periodic noise, vibrations, extended hours of operation and other associated activities.



A study describing this impact in detail is available for inspection at the Office of the Albany International Airport.

- b. Federal Jurisdictional Wetlands have been identified on this site. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in Federal Wetlands.
- c. The borders of all land that is to remain undisturbed shall be clearly marked on the site before site preparation begins. These on-site boundary markers shall remain until construction is completed and soils are stabilized.
- d. All erosion and water quality controls shall be put in place and maintained at the initial site preparation.
- e. The Applicant will control fugitive dust and debris during the construction/demolition phase of the project.

Mr. Quinn noted that he thought the deciduous trees in the area might clog drainage basins often.

Mr. Dan Hartnett asked if there would be a 15' easement for trails on Boyack Road. He was told yes. Mr. Hartnett also asked about signage. Mr. Werner spoke that there were going to be advanced warning signs in both directions on Boyack road and they would consider LED signs for the new stop signs. Mr. Werner also added his concerns about the hazard of construction trucks as they would enter and exit Boyack Road. The applicant suggested putting stop signs in at beginning of construction and possible flagmen at busy times of the day. Mr. Werner recommended an electronic message sign warning traffic that stop signs would be in place in the near future. Then Mr. Werner also suggested that signs be in place the first week or two of construction to warn drivers that a new stop sign was up ahead.

Mr. Bulger noted his opinion that these traffic concerns would require town Board action. Mr. Werner then asked about the estimated the time frame for beginning the project but the applicant says it will depend on the market.

Mr. Koval asked about maintenance of the infiltration basins and whether there would be a path? The applicant stated that they will need to be cleaned and scooped out build up once in 20 years. The applicant stated that a small Bobcat with a shovel attachment should be adequate for the town to remove sediment deposits. He then stated that the intent was for the driveways leading to neighboring houses to serve as pathways to these basins for maintenance vehicles.

Mr. Gifford addressed soil percolation tests and results. He stated that there was great drainage in this area. Dry wells will be constructed on each lot, reducing amount of water that ever reaches the drainage basins. Mr. Koval was concerned that it might need fencing if water is going to be standing in the basins for any length of time.



Mr. Hale noted that over time, the length of time that water stands would increase and some maintenance would be required. Mr. Werner asked if the Town had similar basins that it now maintained. Mr. Grasso says the Town had been required to develop a plan within the next few years, and therefore there would be a higher level of commitment from the town than in the past.

Ms. Pace recommended stop signs being up from Day 1. Mr. Werner commented that he felt public education would be important as well as some possible enforcement along that section of Boyack Road. Mr. Bulger asked about improvements on the south corner of Fenimore. Mr. Werner who also works on the Highway and Safety Committee stated that it would need to be looked at. Mr. Bulger suggested that while they are doing work in the right-of-way, might be the appropriate time to address it. Mr. Werner showed a pamphlet from Tapco for solar powered LED traffic signs.

Ms. Pam Marshall suggested that something be put on the website or in a newspaper to educate the public about the upcoming traffic change. Mr. Bulger suggested that the Town Board might be able to facilitate that upon approval.

Mr. Hale commented erosion control silt fence areas needing to be parallel to the slope and not perpendicular as noted on the plan.

Mr. Bulger commended the applicant on the project and the thorough job that had been done. He then stated that the remaining issues are technical and should be resolved in the future.

Mr. Hale moved, seconded by Ms. Pace, to establish the Planning Board as Lead Agency for the this application, an unlisted action, and to issue a negative declaration pursuant to SEQR. Ayes: Ophardt, Pace, Hale, Bulger, Koval, Noes: none, Abstain: Paulsen.

Mr. Werner moved, seconded by Mr. Bulger, to grant preliminary approval.

[2009-002] **Bonneau Road Subdivision (Belmonte)** – Proposed (7) lot subdivision, Bonneau Road – Conceptual review.

Mr. Joe Dannible, as a representative for the applicant, presented this application. Mr. Andress described the location and topography of the site. Since the last meeting they have addressed some of the comments that had been prepared by engineers. He referred to Section 179-37b of Cluster Subdivision regulations in an R-1 zoning area. The speaker stated that lots are at least twice size of allowable lot and Bonneau Road will have a hammerhead turn around for plows and town vehicles. Mr. Dannible noted this would be a subdivision similar to homes in Fairway Woods with a gated private road and public water and sewer service will be run to the homes. The applicant is interested in



preserving the Land Conservation zones as much as possible. The developer will provide signage or fencing along the LC areas which will be deed restricted.

Mr. Dannible then responded to notes from CHA regarding a meeting with Latham Water District which indicated no problem with Stoney Creek Reservoir. The applicant asked that it be noted that they met Latham Water District personnel at their offices, not on site. Mr. Dannible noted that he has confirmed with the Town that they do plow on Bonneau Road up to the last driveway that currently exists at the end. The applicant noted that it is a substandard road but it is a road. The applicant stated that the wetlands have been delineated and surveyed but DEC and ACOE and can provide them to the Town

Mr. Scavo offered no additional comments prepared by the Planning Department. Mr. Scavo noted that he met with the applicant and his concerns were addressed.

Gerry Magoolaghan, representative for the applicant, stated that if Clifton Park is not interested in owning the properties, the Town of Colonie would be 2<sup>nd</sup> choice to approach given the proximity to the Stoney Creek Reservoir. The applicant noted that there are a lot of uplands that are would be great for hiking and informal trails.

Mr. Scavo asked for an easement for future trails to access Lot #8. Mr. Dannible stated that access would exist from the area to the north or north east area adjacent to Lot #8 across land that is currently owned by Clifton Park from a neighboring subdivision.

Mr. Myers provided the following written comments which Mr. Scavo read regarding this application.

1. This appears to be a project that is asking too much of the current conditions. The significant Wetlands proposes a driveway approaching ½ mile long and the number of wetland disturbances required to make this work as shown makes this seem less than realistic.
2. Keyhole lots require 50' setbacks from all property lines. This is not met in several cases.
3. Driveways over 500' long are required to be a minimum of 20' wide and able to support a 75,000 lb vehicle. These driveways may have to be even wider so that hydrants can be installed along them. The driveways require a turnaround within 100' of each residence.
4. Full SWPPP's will be required for each parcel due to the size and proximity to wetlands.
5. I would expect this project to require a more detailed EIS.
6. Variances from the ECC for construction in the LC Zone may be required as well as permits from ACOE and NYSDEC for wetland disturbances.

Ms. Sheryl Reed provided the following written comments which Mr. Scavo read:

- Add a plans note regarding the town requirements for a driveway over 500 feet including a turn-around within 100 feet of each structure.



Mr. Bill Mackesey, representative of the Trails Subcommittee of the Open Space, Trails and Riverfront Committee recommended in writing that the Planning Board require a 15' right of way along Bonneau Road for future roadway improvements or trail development.

Mr. Grasso reported that Clough, Harbour, and Associates provided the following comments regarding this application.

1. The proposed project appears to be an "Unlisted" action pursuant to SEQRA, and as such, coordinated review is optional. The involved agencies are expected to include:
  - Clifton Park Zoning Board of Appeals – LC Land Conservation Zone Variance
  - Clifton Park Planning Board – Subdivision Approval
  - NYSDEC – Wetland Disturbance Permit
  - Saratoga County Sewer District #1– Sewer Connection Permit
  - Clifton Park Water Authority - Water Connection Permit

Due to the site's adjacency to the Stony Creek Reservoir and Lands of the Latham Water District we recommend they be considered an interested agency for purposes of SEQRA and be provided the application materials for review and comment.

2. A boundary survey of the parcel to be subdivided and Bonneau Road should be provided. It should be verified that Bonneau Road is a Town Road.
3. In general the overall lot development appears to be too dense based upon the wetland constraints, lack of frontage along a Town Road and the use of two common drives for 7 lots. The use of key hole lots to increase the density as proposed does not appear to meet the intent of the zoning.
4. The proposed lot development activities as well the likelihood of future incremental impacts within the LC – Land Conservation zone does not appear to meet the intent of the zoning regulations.
5. We are concerned with the creation of an additional eight residential lots accessing Bonneau Road. It does not appear as though Bonneau Road is constructed to Town standards. A Town Road should terminate at a standard cul-de-sac.
6. The size and location of the existing public utilities should be depicted on the plan.



7. A copy of the Jurisdictional Determinations from ACOE and NYSDEC should be provided. The linear nature of the delineation line appears arbitrary and does not appear to have been established with the benefit of an in-depth field investigation.
8. A conceptual grading plan should be provided to determine the extent of the potential wetland impacts.
9. The setbacks of the existing structures located on the Bonneau and Proctor parcels should be depicted on the plan. A structure south of the Bonneau parcel appears to be located within the limits of proposed Lot #1 and Lot #8.
10. Ingress/egress and utility easements should be provided for each lot as required.

Mr. Jim Quinn, Chairman of the Environmental Conservation Commission, reported that, after review of the project plan, the Commission issued the following recommendations to the Planning Board for consideration:

1. This design concept will have an inevitable and severe adverse impact to the water quality and wetland integrity. For example, the use of road salts, fertilizers and pesticides will impact sensitive environmental areas with this proposal. The ECC recommends that the project be re-designed to reduce this potential impact.

Jerry McGoulaghan stated that the DEC has visited the area and has agreed that the hedgeline along the LC line as depicted is accurate.

Mr. Dannible restated that precedence exists for a hammerhead turn around. Mr. Bulger and Mr. Ophardt suggested a discussion with Mr. Kukuk from the Highway Department regarding this roadway.

Mr. Werner asked what kind of large vehicles might enter this road such as school buses, garbage and other service vehicles. Mr. McGoulaghan stated that wherever current students are picked up will be the likely busstop.

Mr. Koval asked if ACOE would need to address the site. The applicant suggested some mitigation would be necessary. Mr. Dannible stated that drainage would be addressed in each lot and along the roadway.

Mr. Scavo requested a long form part one be filled out.

Ms. Pace asked about access to Lot 8. Mr. Andress showed that land from West Sky area is adjacent and already owned by the Town of Clifton Park. Mr. McGoulaghan



commented that a point of access could be added. He also noted that this summer some boardwalks will be installed and that there is access from Compton Road to this adjacent property.

Mr. Andress addressed some of Mr. Myers comments regarding hydrants and expressed his opinion that they are meeting minimum standards.

Mr. Hale noted that he thought houses were too close to setback lines on some of the lots and there is potential for violations in the future. Mr. Dannible replied that deeds will delineated with restrictions so buyers will know what they are getting.

Mr. Ophardt inquired what was meant by “gating” or a “gated community” Mr. Dannible stated it might have stone pillars or possible key card entries but there would be emergency vehicle consideration worked out for access. He commented that they might not actually be operational gates, and they might just be decorative. There will be a HOA for driveway maintenance.

Mr. Bulger noted this is a tough site with a lot of work that still needs to be done to address comments from both the professional staff and engineering consultants. The chairman recommended looking at the entire surrounding area as it is near the Stoney Creek Reservoir. Mr. Bulger expressed that he felt there would be a chance that Stoney Creek might be developed more in the near future.

**Minutes Approval:** January 13, 2009

Mr. Bulger moved, seconded by Mr. Werner, approval of the minutes of January 13, 2009 as written. Ayes: Ophardt, Koval, Hale, Pace, Bulger. Noes: None. Abstained: Paulsen and Werner.

**Discussion Items:** Maps and zoning code books were passed out to new Planning Board members. Updates were passed out to returning Planning Board members.

Mr. Bulger made a motion to appoint Ms. Pace as Planning Board Liaison to the Historical Preservation Commission, seconded by both Mr. Werner and Mr. Hale.

Mr. Bulger moved, seconded by Mr. Ophardt, to adjourn the meeting at 9:10 pm. The motion was unanimously carried. The next meeting will be held as scheduled on February 10, 2009.