

Planning Board Meeting
December 9, 2008

Those present at the December 9, 2008 Planning Board meeting were:

Planning Board: S. Bulger, Chairman, M. Hale, J. Koval, J. Larkin, E. Ophardt,
T. Werner

Those absent were: S. Pace

Those also present were: J. Scavo, Director of Planning;
J. Romano, Clough, Harbour and Associates;
P. Pelagalli, Counsel;
J. Dean, Secretary

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

Mr. Bulger welcomed Mr. Michael Hale to the Board. Mr. Hale was appointed by the Town Board to fill Jennifer Thorne's unexpired term. Mr. Bulger noted that Mr. Hale's experience in the environmental science and engineering will bring a new perspective to Board deliberations.

Public Hearings:

[2008-041] **Northstar Church** – Proposed 13,750 SF church, Route 146A – Special Use Permit to permit construction of a church with the CR zone and preliminary site plan review.

Mr. Bulger, Chairman, called the public hearing to order at 7:10p.m. The Secretary read the public hearing notice as published in the Daily Gazette on December 4, 2008.

Mr. Tom Andress, consultant for the applicant, presented this application that remains generally as presented at the October 15, 2008 Planning Board meeting. He explained that approximately half of the site contains NYSDEC wetlands: an area of ACOE wetland has been delineated to the front of the parcel. The site plan illustrates the proposed 15,000 SF church located approximately 130' from the centerline of Route 146A, associated parking for 100 vehicles, and the possible area for an expansion of the facility. The expansion plans were included to illustrate that the parcel will provide for the anticipated growth of the church. The church will be served by an individual well and "semi-raised" septic system.

Mr. Scavo offered comments prepared by the Planning Department. He reported that Ms. Jen Viggiani, Open Space Coordinator, offered a number of comments regarding this application in a memo dated December 4, 2008. She states that any development proposed for parcels within the CR (Conservation Residential) zone should be developed in accordance with §208-16(E)(4) of the Town Code: the project plan should utilize the standards outlined in the "Western Clifton Park Design Guidelines" report. It is recommended that the project application should provide calculations of constrained and unconstrained lands on the site. The LC zone should be identified on the plan and all required separations between septic systems and wetlands should be respected. A lighting plan that is "protective of the dark skies" per the Western Clifton Park Guidelines should be submitted for review. A comprehensive landscaping plan should be provided. Colored façade renderings must be provided for the Board's consideration. The project plan should include proposed pedestrian amenities and any proposed links to the multi-use pathway network. A 15' wide easement for future roadway or trail development along Route 146A should be provided. The applicant may wish to consider the installation of a bike rack on the property.

Mr. Myers provided the following comments regarding this application. He notes that a request for approval of a Special Use Permit to construct a church within the CR zone has been submitted. The \$200.00 fee for special use permit was not included with application because the applicant requested that the Town Board waive applicable review fees. Plans still very preliminary: it appears that the major revision to the plan was the relocation of proposed parking areas to the rear of the building. A full sprinkler system will be required for the entire building.

Ms. Sheryl Reed, Chief of the Bureau of Fire Prevention, provided a memo dated December 9, 2008, that stated that the plans indicate that water service will be provided by an on-site well. She noted that a complete sprinkler system per NFPA 13 will be required for the proposed building in accordance with the Building Code of New York State.

Mr. Romano reported that Clough, Harbour, and Associates provided the following comments regarding this application. As stated in the initial comment letter, the proposed project site has been identified as an important Open Space Resource parcel in the Western Clifton Park Study due to views known to be important to the community, as well as active agricultural uses. In general, the engineering firm believes that the revised layout with the parking located to the rear of the building will reduce the potential

visual impacts of the proposed project from what was previously proposed. The firm continues to recommend, however, that consideration be given to shifting the building and parking area much further west to allow views of significant green space between the proposed development and Route 146A. Although the applicant's consultant has indicated this will require more grading and fill, the potential benefit significantly outweighs the additional costs. It is important to note that the footprint of the church is over seven times the footprint of a typical house, and will be seen as dramatically out of context with surrounding development in this rural section of Clifton Park. Additional technical comments will be provided as the site plans and reports are progressed. The following comments from the October 13, 2008 review letter remain to be addressed. Given the scale of the proposed project and location within the CR (Conservation Residential) zone, it is recommended that a Full Environmental Assessment Form be prepared. The plan depicts a significant future building addition and parking expansion. It is recommended that the impacts of the proposed future development be evaluated as part of this application. A jurisdictional determination should be provided for the onsite wetlands.

Mr. Scavo reported that, after review of the project plan, the Environmental Conservation Commission issued the following comments. The ECC recommends that a minimum 50 foot (50') buffer be provided between all impervious surfaces and wetlands. The ECC recommends that a proposed grading plan and storm water management plan be provided and show that all proposed runoff from the parking lot area does not negatively impact the adjacent wetlands. The ECC notes that sufficient unconstrained land exists to develop the property while accommodating natural and existing wetland and drainage features of the site currently shown as impacted by the development; in particular, the proposed parking lot should be redesigned to be no closer than 50 feet (50') away from the ACOE wetlands and the planned future parking lot to the northwest should be redesigned and relocated.

Mr. Scavo asked that the calculations for all constrained and unconstrained lands on the parcel be included on the project plans. He also asked that the area on the plan labeled as a land conservation area be re-labeled to a land conservation designation. A lighting plan that has been prepared in accordance with "dark sky" specifications will be required.

Mr. Tony Bianchi, 1062 Ballston Lake Road, asked that the proposed building be "shifted to the west" to achieve a sense of balance of the open space on either side of the proposed building. He noted that a 25' setback is proposed between his property line and the proposed church expansion. He argued that the close proximity of the site improvements to his property would alter the character of the neighborhood. He was also concerned about the proximity of the proposed septic system to his well. He questioned whether Mr. Andress' statement that a ditch created by a farmer could be classified as a federally regulated wetland and he asked if wetland areas could not be "traded" to allow for disturbance that may be necessary for development.

Mr. Kevin Babcock, 1064 Route 146A, stated that he was "not happy" with the proposed "massive structure" that was proposed for a parcel that adjoined his. He

observed that the proposed expansion would be located on 25' from his property boundary and asked that any expansion be constructed to the rear of the property.

Mr. Andress explained that wetland mitigation may include a "transfer of land," but stated that mitigation approval of proposed measures often took a considerable amount of time for review by the ACOE and were extremely costly.

Mr. Bianchi reported that vehicles traveling along Route 146A often exceeded posted speed limits and he recommended that those involved in the development of the church plan for traffic control at the entranceway.

Mr. Dean Guenther, 1072 Route 146A, stated that although traffic is hazardous along Route 146A during regular commuting hours, traffic on Sunday mornings is minimal. He explained that after reviewing the proposed development plan, he found that it "appeared reasonable" and that he "would love to see a church move in".

Mr. Bianchi commented that churches in today's society have many activities that are conducted during the week.

There being no further public comment, Mr. Bulger moved, seconded by Mr. Larkin, to close the public hearing at 7:35p.m. The motion was unanimously carried.

Mr. Werner commented that although some church activities are conducted during the week, most of those activities are not conducted during peak travel times. Sunday church services are certainly conducted during minimal travel times. Mr. Andress remarked that the parishioners consist of young families – this limits the number of vehicles entering and exiting the site.

Mr. Andress explained to the Board that the church must soon make a decision about purchase of the property. Though the church may not be built for several years, support for a new building is dependent upon Planning Board support of the Special Use Permit and, in effect, the church itself. Mr. Bulger explained that the Board is charged with the responsibility of determining if the proposed church fits within the character of the neighborhood. Members must be confident that the project can minimize environmental issues and that the building can be accommodated on the site. Mr. Pelagalli advised the Board to be assured, before rendering a decision regarding the Special Use Permit, that it has all the information necessary to decide whether or not the proposed development will "fit within the character of the neighborhood". Issues such as drainage, storm water management, landscaping, and lighting, may be considered during site plan review. He advised the Board that a denial may only be issued if it is determined that the proposed construction will "not fit the character of the neighborhood." Mr. Larkin remarked that since the parcel was designated as an open space resource in the Western Clifton Park GEIS, the view shed it provides and the valuable soils it contains are recognized natural resources to be preserved. He questioned the provisions provided within the Statement of Findings for such preservation. Mr. Scavo explained that the provision for the Transfer of Development Rights portion of the

Western Clifton Park GEIS and the Conservation Residential (Conservation Residential) zoning legislation subsequently adopted by the Town Board address this issue: 13 acres of arable land are to be preserved on this site. Mr. Larkin explained that the intensity of use proposed was significantly more than the residential uses that would be permitted. Mr. Koval explained that he had visited the site and that he favored the revised plan presented this evening rather than the original plan that proposed a more linear design. He stated that he was concerned that future expansions would significantly impact adjoining property owners.

Mr. Andress explained that it would likely be 15-20 years before a proposed expansion would be considered. Mr. Bulger explained that he does not favor the proposed expansion area as presented on the project plan and he cautioned the applicant that current approvals do not guarantee future approval of the expansion plan as presented. In response to Mr. Hale's question regarding approval by the Army Corps of Engineers, Mr. Andress reported that Corps representatives had walked the site. The amount of wetland disturbance has not yet been determined. Mr. Bulger concluded that the Board was to consider three development options: the design as proposed; a linear design to the east of the site as originally presented; a design that shows the building moved to the back of the site. Mr. Hale stated that it would be helpful to see the "residential architectural vernacular" before making a decision. Mr. Koval found the plan presented this evening acceptable. Mr. Werner also found the revised plan acceptable, noting that the layout adequately screens the parking area and appears to meet previous recommendations issued by the Board. Mr. Larkin stated his approval of the plan as presented, noting that future expansion will require formal site plan review. Mr. Bulger stated his support for the proposed plan, though he explained that he appreciated the concerns expressed by the adjoining property owners. Though Mr. Ophardt expressed his concerns regarding sight distance at the proposed entranceway, Mr. Werner noted that the traffic-calming traffic signal at the intersection of Route 146A and Ashdown Road would slow traffic and that most church activities would be conducted during off-peak traffic times. Mr. Bulger thanked those members of the audience who offered comment during the public hearing.

Old Business:

[2007-040] **Levine Dental Office** – Proposed amendment to approved site plan, 983 Route 146 – Site plan review.

Dr Levin, owner/applicant, explained that on October 23, 2007, the Planning Board granted site plan approval that would permit the renovation of and addition to an existing professional office building at 983 Route 146. At that time, one of the conditions of approval was that no dumpsters or outside storage of garbage would be "provided or allowed". The occupants of the building now find that such a restriction is problematic and have asked that the Board consider rescinding it. They propose to locate a dumpster on an existing parking space closest to the northeastern property boundary.

Mr. Scavo explained that although the site plan approval contained an explicit condition that stated that no dumpsters would be permitted, the Board may wish to consider requiring that the dumpster now on site be appropriately screened.

Ms. Virginia Condon, adjoining property owner, provided a brief history of the project, explaining that for several years the property now occupied by a dental firm was owned by a realty company: the property was maintained as a residential property. The speaker explained that dumpsters in the neighborhood are not only noisy – they “invite vermin” and result in unsightly, blowing debris. It was for these reasons that Ms. Condon and her neighbors attended Planning Board meeting when site plan review for Dr. Levine’s project was conducted. As a condition of approval for their office space, the Board stated that no dumpster was to be located on the site.

Dr. Levine stated that the medical office facility has no room to store waste and that the adjoining day care operation to the west has a dumpster.

After some discussion, it was decided that the site would retain a more residential character if a shed was constructed on the property to contain waste containers. Ms. Condon agreed that this would be more in keeping with surrounding residential areas. Mr. Larkin asked that the Planning Department assure that installation of a shed on the property does not result in a loss of required parking spaces.

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

Mr. Bulger moved, seconded by Mr. Werner to approve the amended site plan. The property owner will be permitted to install a shed on the property that will contain waste materials from the dental office. The motion was unanimously carried.

Neither Clough, Harbour, and Associates nor the Environmental Conservation offered comment on this proposed site plan amendment.

[2007-057] **Lussier Drive Subdivision** – Proposed (18) lot subdivision, Boyack Road – Preliminary review and possible determination from public hearing held on August 12, 2008.

Mr. Lou Buckman, consultant for the applicant, presented this project plan that was last considered by the Board at its August 12, 2008 meeting, explaining that he was simply providing an “update” of the project plans. The speaker reported that in response to Board concerns and comments offered by Clough, Harbour, and Associates, the project plans have been revised: storm water management areas have been redesigned to accommodate 100-year storm events; common driveways have been eliminated; three STOP signs have been shown at the intersection of Boyack Road and the proposed new town roadway.

Mr. Scavo offered comments prepared by the Planning Department. It is recommended that the project plan include access drives around the proposed storm water management basins to provide for adequate maintenance. Split-rail fencing should be installed around the areas. The subdivision plat as well as deeds for the individual properties should include statements explaining that the retaining walls to be installed on some of the lots will be the responsibility of the homeowner. All costs for maintenance, future repair, or replacement of the walls must be assumed by the property owners.

Mr. Myers, Director of Building and Development, provided a number of comments regarding this application, explaining that comments prepared for the August 12, 2008 agenda still apply. The engineering report incorrectly references the old SPDES permit: the correct SPDES permit for the project will be GP-0-08-001. Review and certification by Clough, Harbour, and Associates and the town is required of the Storm Water Pollution Prevention Plan prior to application for a Notice of Intent. The traffic study indicates mitigation measures that must be done to make the new entrance to Boyack Road viable. The Storm Water Pollution Prevention Plan provided is just a reprint of the requirements of a storm water management plan. When specifics, as they apply to this site, are provided they will be reviewed. Plan sheets are still very preliminary. The slopes remain a great concern. All lots shown may not be viable. As stated previously common driveways are discouraged and privately owned storm water management areas require an agreement with the town for maintenance. 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. The retention areas proposed are directly in front of several homes. Mr. Myers does 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, Chief of the Bureau of Fire Prevention, commented that accurate postal addresses must be added to the plan.

Mr. Grasso reported that Clough, Harbour, and Associates issued the following comments regarding this application. It is our understanding that the Town's Highway and Traffic Safety Committee review of the project resulted in the recommendation that a three-way stop be implemented along Boyack Road at the proposed intersection of Lussier Drive. The proposed stop signs have been added to the plans along with "Stop Ahead" warning signs. Because this is a variation of previously discussed measures to address sight distance and traveling speed concerns along Boyack Road, it is recommended that the situation be re-evaluated following construction to determine if additional measures are warranted. Staff from our office met with the applicant's engineer to review the technical comments from our letter dated August 6, 2008. Additional comments will be prepared when the revised plans and reports are submitted for review.

Mr. Scavo reported that the Environmental Conservation Commission offered the following comments regarding this application. After review of data presented at the December 2, 2008 meeting, the ECC again reiterated the following comments. The ECC remains concerned that the storm water management areas proposed are too close to proposed residences and that the topography of the site indicates significant drainage and

water retention problems. The number of homes proposed exacerbates this issue. The following standard statements should be added to the plot plan:

- This parcel (subdivision) is located in an area where aviation activity occurs. Such activity may include, but is not limited to periodic noise, vibration 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.
- 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.
- 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.
- All erosion and water quality controls shall be put in place and maintained at the initial site preparation.
- The applicant will control fugitive dust and debris during the construction/demolition phase of the project.

Mr. Werner, member of the Town of Clifton Park's recently created Highway Safety Committee explained that the committee reviewed this proposed project plan that proposed access to Boyack Road in an area where sight distance was limited and excessive speed created hazardous driving conditions. The committee members agreed that a single all way stop at the new curb cut on Boyack Road was preferable to two all way stops at Fenimore Drive and Carriage Drive, respectively. There is a concern that north bound traffic on Boyack Road may not have sufficient stopping distance to any stopped vehicles queued at the new north bound stop. The committee recommended sight distance improvements for the north east quadrant of the Fenimore-Boyack Road intersection by cutting back the existing embankment. Additional measures may include the addition of flashing beacons to the "stop ahead" signs. Mr. Werner told the Board that after that the recommended traffic improvements are implemented, they should be evaluated "prior to occupation of the new residences." If evaluation of the situation reveals that adequate results have not been achieved, the original CHA recommendation of two all way stops at Fenimore Drive and Carriage Drive. In response to Mr. Larkin's question regarding the proposed infiltration basins, Mr. Buckman explained that development plans have been revised to include adequate pre-treatment areas and wet ponds. The areas will be seeded and maintained as lawn areas. Mr. Koval observed that storm water management areas are located in close proximity to the homes to be constructed on Lots #2 and 17: he asked how the applicant proposed to mitigate the visual impact of the storm water management areas. Mr. Buckman explained that attractive fencing with appropriate landscaping would serve to soften the look. Board members directed the consultant to discuss access to the storm water management areas with the Highway Superintendent. More comprehensive review of project plans by the Planning Department and CHA will be conducted when more comprehensive and detailed preliminary plans are presented for review. Board members generally supported the traffic safety measures recommended by the Highway Safety Committee.

New Business:

[2008-051] **Mazzone, Richard** – Proposed land transfer of 2.6 acres of land from Lot 199 to Lot 199A Riverview Road – Conceptual review.

Mr. Gil VanGuilder, consultant for the applicant, presented this land transfer proposal that calls for the transfer of approximately 18.59 acres of land from Lot 199 Riverview Road to Lot 199A Riverview Road. After the transfer, Lot 199 that is currently in the estate of the applicant's deceased parents will contain 5 acres of land and Lot 199A, owned by the applicant, will be 21 acres in size. Each existing lot currently contains an existing single-family residence. No physical changes to either lot are proposed at this time. The parcels under review are located on the northerly side of Riverview Road approximately 850' east of the intersection of Willow Spring Drive and Riverview Road. In response to comments from CHA and the Director of Building and Development regarding the mobile home located on the property, Mr. VanGuilder explained that that residence has not been occupied for several years. The applicant intends to have it removed from the property.

Mr. Scavo explained that this application is acceptable as presented. He recommended that the applicant provide a consolidation deed for the project file. Mr. Scavo also asked that a note be added to the plan that states that no disturbance to the wetland or changes to the land will be undertaken before wetland boundaries are verified.

Mr. Myers, Director of Building and Development, offered the following comments on this application. This land transfer must be reviewed and approved by New York State DEC per 208-69.1B. The delineation needs to be approved, although the driveway appears to be allowed per 208-69.2A.(3). It appears that other features that New York State DEC must review prior to approval include the well within the wetland. He notes that the well is also located within the Town's LC zone. A mobile home and a barn are also located within the LC zone. Further clarification of the presence of a mobile home and house on the same property is needed since two residences on one parcel is not allowed.

Mr. Grasso reported that Clough, Harbour, and Associates prepared the following comments after review of the conceptual plan. The proposed project appears to be an "Unlisted" action pursuant to SEQRA, and as such, coordinated review is optional. The only involved agency is expected to include the Clifton Park Planning Board with subdivision approval. Pursuant to section 208-69.1B of the zoning code, the applicant is required contact the NYSDEC to verify the exact location of the wetlands and regulated adjacent areas. Since the project is not proposing the construction of any new improvements, the Planning Board may wish to waive this requirement. It appears a mobile home and a wood frame house are located on parcel #199. Clarification should be provided to the code enforcement officer regarding this condition. The location of all exiting wells and septic systems should be depicted on the plans.

Mr. Scavo reported that the Environmental Conservation Commission, reported that, after review of data presented at the December 2, 2008 meeting, the ECC made the

following recommendation. The LC Zone and the NYSDEC wetlands shall be clearly delineated on the final plot plan for each individual lot.

Mr. Bulger asked that the applicant establish a time frame for removal of the unoccupied mobile home. Board members found the proposed land transfer generally acceptable.

[2008-052] **DCG Development – Clifton Park Center Mall Renovation** – Proposed renovation of a 55,000 SF building, 22 Clifton Country Road – Conceptual site plan review.

Mr. Joe Dannible, consultant for the applicant, presented this project plan that calls for the renovation of a portion of the existing Clifton Park Center Mall. The project plan calls for the removal of 20,000 SF of the existing building and construction of various store fronts along the new façade. The new façade will be consistent with the recently renovated architecture of the adjacent buildings. The parking lot will be reconfigured to provide for parking areas adjacent to the new store fronts. The project will result in a net increase of green space. The space to be renovated is located at the northwestern portion of the mall in a building that formerly housed the Stein Mart department store. A two-way traffic pattern is proposed along the westerly side of the building: one-way traffic moving from west to east is proposed along the northerly side of the building. The building is currently served by the Clifton Park Water Authority and the Saratoga County Sewer District. An existing retention pond on site provides for storm water management. Mr. Don MacElroy, representative for the applicant, explained that the design concept employed in the recently-renovated mall area will be extended to this portion of the mall. He noted that it was the applicant's intention to submit more comprehensive plans that would include not only this renovation but also the hotel plan proposed to the southern portion of the mall.

Mr. Scavo provided the following comments regarding this application. It is recommended that the applicant consider the addition of substantial landscaping along Clifton Country Road. He also recommended that a pedestrian link between Penney's and the new development be included in the project plan. Pedestrian connections to various destinations within the mall and in the Clifton Country Road area should be considered.

Since the plans are conceptual in nature, with very little detail provided for review, no comment letter was prepared by Mr. Myers, Director of Building and Development.

Mr. Grasso reported that, after review of the conceptual plans submitted by the applicant, Clough, Harbour, and Associates issued the following comments and recommendations. The proposed project appears to be an "Unlisted" action pursuant to SEQRA, and as such, coordinated review is optional. The only involved agency is expected to be the Clifton Park Planning Board with site plan approval. The proposed development converts the existing one-way drive aisle to a two way traffic drive aisle. CHA is concerned with the access management of this drive aisle and the access road

from Clifton County Road. There is limited distance for vehicles to queue at the existing signal along the access road before the vehicles exiting the two-way drive aisle will be impacted. Clough, Harbour, and Associates prepared a sketch of the proposed area for consideration. Additional pedestrian connections to the parking area to the north should be provided; potential locations were indicated on the sketch. The application materials indicate there will be an increase in greenspace. The site statistics should quantify the proposed increase. Information should be provided regarding the entire site parking. Additionally, an evaluation of the required handicap accessible spaces should be provided. Future plan submittals should include: proposed grading and drainage; proposed lighting and landscaping; a detailed signage plan; demolition and removals plan.

Mr. Scavo reported that the Environmental Conservation Commission offered no comment on this application.

Board members focused their discussion on proposed traffic patterns. Mr. Hale asked that the consultant review the proposed ingress-egress design at the northeastern corner of the parcel. Mr. Larkin suggested that the parking spaces along the northern property boundary be angled to encourage the desired traffic flow. He also recommended that three parking spaces along Clifton Country Road at the ingress/egress area be eliminated to prevent conflicting traffic maneuvers. Mr. Ophardt encouraged the applicant to include pedestrian connections on the plan, noting that “connectivity” across Clifton Country Road would be desirable. Mr. Bulger commented that the proposed hotel development would be a significant “piece” of the proposed mall renovation: the Board will review the comprehensive redevelopment plan. Board members agreed with his statement that the issues of particular concern are traffic flow through the site, access to all areas of the mall, and pedestrian amenities.

Discussion Item:

Ushers Woods PUD

Mr. Kevin Dailey, legal representative for the applicants, provided information regarding the development of the project plan. Mr. Dominick Ranieri, project designer and Mr. Peter Belmonte, applicant, were in attendance at the meeting. Mr. Dailey explained that as project plans were developed for this “new urbanist” development, it was necessary for the applicants to reconcile the original plan, the plan proposed with “new urbanism” concepts, and concerns of the Planning Board. The revised plan presented at this evening’s meeting provides for the protection of the steep slopes located on the property, a change to road geometrics, and a greater respect for the area’s natural topography. Proposed cul-de-sacs have been eliminated and two-way traffic flow to Wooddale Drive has been illustrated on the project plan. Pedestrian amenities such as sidewalks and walking paths have been incorporated into the project design. These have been designed to achieve the “pedestrian-friendly community feel” that also includes several park areas. The number of units has been reduced from 215 to 197.

Mr. Hale offered his support for the two-way traffic pattern now proposed to connect Wooddale Drive with the new development. In response to Mr. Werner’s

question regarding the “reassignment of traffic on Wooddale Drive,” Mr. Raneri stated that the two access drives along Ushers Road would be the primary means of entering and exiting the proposed development. Mr. Ophardt asked for clarification regarding proposed roadway widths. Mr. Raneri stated that main roadways through the development would be 24’ wide: alley ways would be 16’ wide. Parking in the commercial areas would be provided to the rear of the buildings as well as in the front. Mr. Bulger explained that the Planning Board was asked to provide a recommendation to the Town Board regarding this PUD application. It would be necessary to reconvene the public hearing before such a recommendation could be issued.

Minutes Approval:

Mr. Bulger moved, seconded by Mr. Larkin, approval of the minutes of November 25, 2008 as written. The motion was unanimously carried. Ayes: Ophardt, Larkin, Koval, Werner, Bulger. Noes: None. Abstained: Hale.

Mr. Bulger moved, seconded by Mr. Ophardt, adjournment of the meeting at 10:05p.m. The motion was unanimously carried. The next meeting will be held as scheduled on January 9, 2009.

Respectfully submitted,

Janis L. Dean,
Secretary

Cc: Planning Board Members, Planning Department, Supervisor, Town Administrator, Assessor, Zoning Board, Department of Building and Development, Town Clerk, Town Board Members, Highway Superintendent, Town Attorney, Lou Renzi, Town Attorney, Tom McCarthy, Town Attorney, Paul Pelagalli, Town Attorney, Department of Parks and Recreation, ECC, Clifton Park Water Authority