

Town of Clifton Park

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PLANNING BOARD

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Tom Werner

(alternate) Emad Andarawis

Planning Board Meeting November 9, 2011

Those present at the November 9, 2011 Planning Board meeting were:

Planning Board: R. Ferraro, Chairman, M. Hale, J. Koval, S. Pace, T. Werner
E. Andarawis – Alternate Member

Those absent were: E. Ophardt, K. Paulsen

Those also present were: J. Scavo, Director of Planning
R. Milano, M J Engineering
M. Montague, Environmental Specialist
P. Pelagalli, Counsel
J. Dean, Secretary

Mr. Ferraro, Chairman, called the meeting to order at 7:00p.m. All in attendance stood for recitation of the Pledge of Allegiance. Mr. Ferraro announced that Mr. Andarawis will be sitting as a full voting member of the Board in the absence of Mr. Ophardt and Ms. Paulsen.

Mr. Ferraro announced that the Capital District Regional Planning Commission would be holding a *Planning Board Overview Workshop* on Tuesday, December 6, 2011 from 5:45p.m. to 8:30p.m. at the City of Albany Main Library, 161 Washington Avenue. The course will address the powers and duties of town, village, and city planning boards and commissioners. More information and registration forms are available at the Capital District Regional Planning Commission website: cdrpc.org.

Public Hearings:

There were no public hearings scheduled for this evening's meeting.

Old Business:

[2011-032] **Zappone Motors** – Proposed 1,200 SF addition and façade re-design, 1780 Route 9 – Preliminary site plan review and possible determination. SBL: 266.3-3-10.21

Mr. Ken Syvertsen, Architect and consultant for the applicant, presented this application for the Board's consideration. As presented at the October 25, 2011 Planning Board meeting, the project proposal calls for the re-use of the former Dodge World car dealership situated on two parcels identified as 1780-1784 Route 9. The project generally involves the renovation of the building's façade to comply with newer branding requirements for the dealership. Addressing the three most significant items of concern raised at the October 25th meeting, Mr. Syvertsen reported that an additional handicapped space has been shown on the plan and that a bike rack will be installed on site. The issue of most concern raised by Mr. Myers, Mr. Scavo, Mr. Milano, and Mr. Beale, owner of the Rusty Nail Tavern that lies across Route 9 from the auto dealership, at the previous meeting related to the effectiveness of the existing stormwater management area to handle water flow on site. It was reported that in 2008 Route 9, the Rusty Nail, and other properties in that portion of the Route 9 corridor were flooded when the retention pond to the front of the dealership failed to drain properly. Mr. Syvertsen stated that the applicant will restore the area to its original condition.

Mr. Scavo offered comments prepared by the Planning Department. He reported that he has consulted with Mr. Dom Gabriel, NYSDOT Resident Engineer, regarding the flooding situation. Mr. Gabriel has recommended that any site plan approval be conditioned upon the applicant agreeing to take "corrective measures" should future flooding occur. He suggested that one possible solution would require the installation of an overflow pipe that could be installed into a catch basin on the other side of Route 9 in the vicinity of Parkway Music. This installation, however, would require a more detailed evaluation of the stormwater system and modeling to ensure that flooding will not occur downstream. Mr. Scavo recommends that, as a condition of approval, the Stormwater Pollution Prevention Plan Maintenance Agreement forms should be completed and signed prior to the issuance of a Certificate of Occupancy. The applicant will be required to manage stormwater onsite and, if negative impacts of flooding offsite occur, the applicant – as a condition of approval – will be required to provide a plan for corrective measures.

Mr. Milano reported that most of the technical comments issued by M J Engineering for the last meeting have been addressed by the applicant. He noted that an existing well is still shown on the plan and he asked that the consultant add a note to the plan that states that the well has been abandoned. Mr. Milano explained that the stormwater management pond located along the property's Route 9 frontage appeared to function well during hurricane Irene, the last severe storm. Noting that it would be "quite an undertaking" to design a stormwater management plan for the site, he agreed that a note on the plan requiring improvements to the site should flooding occur would be reasonable.

Mr. Ferraro read the ECC comments that were provided for the October 25, 2011 meeting. At that time the Commission provided the following recommendations. Due to the vast amount of paving at the proposed site, the applicant shall implement green infrastructure

practices (e.g. porous pavement, plant cisterns, rain gardens) into the stormwater management design. The applicant must indicate the amount of greenspace for this project.

Mr. Koval remarked that one of the concerns identified by M J Engineering in the October 21, 2011 comment letter involved the encroachment of the parking lot at the southeasterly corner of the site into the setback area. Mr. Pelagalli explained that since the encroachment pre-dates this application and was apparently constructed as approved, an area variance is not necessary. Mr. Scavo reported that it appears that the parking lot was constructed as approved and a Certificate of Occupancy was issued. Mr. Koval commented that although the encroachment did not appear to be a significant issue at this time, it may be a problem for the applicant in the future. In order to alleviate any future issues, Mr. Syvertsen agreed to remove an approximately 100' x 7' paved area in order for the site to conform to current setback requirements. Mr. Ferraro reiterated the Board's stipulation that no parking will be permitted along the Route 9 frontage. Mr. Scavo stated that such parking will be prohibited by the configuration of the pond as well as the addition of a note to the plan that states that vehicle parking will be limited to designated spaces. In response to Mr. Ferraro's question regarding the amount of greenspace on the parcel, Mr. Syvertsen stated that the applicant proposes increased foundation plantings around the new entranceway. Mr. Ferraro sought assurance that any negative impacts from flooding resulting from the inadequacy of the stormwater management area would result in evaluation of the drainage plan and implementation of necessary improvements. Mr. Scavo stated that the consultant would be required to include such a note on the final site plan. Board members found the revised plan acceptable.

Mr. Werner moved, seconded by Mr. Koval, 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. Hale moved, seconded by Mr. Andarawis, to grant preliminary and final site plan approval to this application conditioned upon satisfaction of comments issued by the Planning Board, M J Engineering, P.C., all items listed in the final comment letter issued by the Planning Department, and, specifically, the addition of a note to the final plans that states that the applicant will be required to manage stormwater onsite and, if negative impacts of flooding offsite occur, the applicant will be required to provide a plan for corrective action and make necessary site improvements. The motion was unanimously carried.

New Business:

[2011-034] **Teele, D. Brooks and Timothy K. Mitchell** – Proposed (2) lot subdivision, 995 – 997 Route 146 – Conceptual review. SBL: 271.6-1-77

Mr. Koval stated that he would recuse himself from any comment and/or vote on this application.

Mr. Gavin Vuillaume, consultant for the applicant, presented this application for the Board's consideration. The proposal calls for the subdivision of a 3.2 acre parcel of land located on the northerly side of Route 146 just east of Arnorld Drive into lots of 1.97 acres and 1.23

acres, respectively. The parcel is located within a B1 (Business Non-Retail) zoning district. The larger lot contains an existing residence, two garages, and a wood shed. The smaller lot contains two duplex buildings. The duplexes are served by municipal sewer and the Clifton Park Water Authority; the single residence is served by the Clifton Park Water Authority and an individual septic system. The duplex buildings are accessed by a driveway from Route 146. The residence is served by a separate curb cut onto Route 146. The larger lot currently contains 91% greenspace; the smaller lot has 73%. Mr. Vuillaume reported that utility lines have been located on the parcel. He recognizes that the lot configuration will require a lot width variance for the smaller lot and a setback variance for the existing single family residence on the larger lot. The speaker stated that no demolition is proposed at this time.

Mr. Scavo reported that Mr. Myers, Director of Building and Development, provided the following comments in a memo dated October 24, 2011. The parcel to be subdivided is located within the B1 (Business Non-Retail) zoning district and is described as “pre-existing, non-conforming” since it has three residential buildings on a single lot. Mr. Myers explains that the proposal will create one (1) legal lot with an existing residence and “an even more non-conforming lot” labeled as Lot 2 due to the reduction in area. He notes that multiple residences on one property would require approval of a use variance pursuant to Section 208-97(1)(a) of the Town Code that states that “a non-conforming use may not be changed to another non-conforming use.” Pursuant to Section 208-35C, area variances are required since 150’ of lot width at the building line is required for the buildings on Lot 2 and a setback of at least 130’ from the centerline of Route 146 is required for the residence on Lot 1.

Mr. Scavo offered the following comments prepared by the Planning Department. The existing water and sewer laterals should be shown on the plan. If the buildings are served by the same lateral for either water or sewer, separate independent laterals must be installed for each lot. If this is not done, a transportation corporation must be established. The applicant must verify that no demolition is proposed at this time. Mr. Scavo advised the Board that, as part of the Planning Board’s obligation under SEQRA, the Board must consider the impacts of growth, subsequent development, or related activities that would result from the proposed project. Since the project lies within 500 feet of NYS Route 146, copies of the application and accompanying documentation will be forwarded to NYSDOT and the Saratoga County Planning Board. Mr. Scavo recommended that the utility easement from Arnold Drive to the property be identified by hatch marks or other markings to distinguish it from the setback lines. Evidence of mailing of the required 500’ notification to adjoining neighbors must be provided with the next submission.

Mr. Milano, reported that, after review of the conceptual plan, M J Engineering and Land Surveyors, P.C. provided the following comments. The conceptual subdivision plan appears to meet B-1 District zoning, space, and bulk standard requirements with the exception of the following: the existing house on Lot 1 encroaches into the 130 foot front yard setback; a portion of the parking, maneuvering areas, and metal shed along the western side of Lot 2 encroach into the 25 foot side yard setback; Lot 2 does not have the required 180 feet of lot frontage. Green space information for both lots should be provided. Existing utility location and information including water and sanitary services should be indicated on the plan. General limits of existing tree lines and vegetated buffer areas should be indicated on the plan.

Mr. Milano reported that the revised plan submitted at this evening's meeting appeared to address many of the concerns identified by M J Engineering, though he asked that the lot line to the north be moved to the west to provide maneuvering space for emergency vehicles. Mr. Vuillaume agreed to consider relocation of the rear property boundary.

Mr. Montague, Environmental Specialist, reported that the ECC found this application acceptable.

Mr. Hartnett, representative of the Trails Subcommittee of the Open Space, Trails, and Riverfront Committee, requested that the applicant provide a strip of land along the property frontage to allow for installation of a multi-use pathway or future road improvements. It was determined that there was sufficient right-of-way along the property line: no conveyance would be required.

Mr. Scavo reported that, due to the age of the existing single-family residence, the application would be referred to the Historic Preservation Committee for consideration should anyone apply for a demolition permit. He referenced the following from Section 208-78 F (1) and (2) of the Town Code:

- (1) Prior to issuing any demolition permit on a building or structure more than 49 years old, the Town Building Department shall notify the Historic Preservation Commission, by providing 30 days' written notice, identifying the building or structure for which such permit is sought by address and name of owner or owners, unless, in the opinion of the Building Department, the structure poses an imminent danger to health and safety.
- (2) The Commission shall evaluate and document the building or structure for historic or architectural significance appropriately, as may be necessary, during the thirty-day notice period prior to issuance of any such demolition permit. The Commission may request an additional 14 days to evaluate and document such significant structures in cases where extensive research is required, which may be granted in the sole discretion of the Building Department.

In response to Mr. Ferraro's question regarding further subdivision of the lot containing the duplexes, Mr. Vuillaume explained that the applicant anticipates no additional subdivision of that lot. Mr. Hale stated that he finds the proposal acceptable should the required variances be approved by the Zoning Board of Appeals. He noted that the parcel is located within a "transition zone" and that it is likely that the Board will be reviewing an application for a non-retail business use. Mr. Ferraro observed that since the parcel adjoins residential properties in the Woodland Hills subdivision, the applicant should be certain that the 500' notifications are mailed in a timely manner. Board members found the project plan generally acceptable.

[2011-035] **Benway, James** – Proposed (2) lot subdivision, 601 Kinns Road – Conceptual review. SBL: 265.-1-38.2

Mr. William Rourke, consultant for the applicant, presented this application for the Board's review. Mr. Benway, applicant, and his daughter, Dawn, were in attendance at the

meeting. It is their intention to create the lot for the construction of a single-family residence to be occupied by Dawn and her family. The applicant proposes the subdivision of an 11.46 acre parcel of land located northeasterly of the intersection of Carlton Road and Kinns Road: the property lies within the R1 zoning district. The proposal calls for the creation of one new residential lot of 1.44 acres and the transfer of .54 acres of land to the adjoining Lands of Danny Benway and Theresa Jeffries. The remaining Lands of James and Shirley Benway will total 9.7 acres. The new lot will be served by the Clifton Park Water Authority and municipal sewer and will be accessed by a new curb cut on Carlton Road.

Mr. Scavo explained that Mr. Myers, Director of Building and Development, provided the following comments on this application. The parcels are both located within the R1 zoning district. Since there are significant wetlands located on the property, a field delineation that clearly shows that the proposed residence will not be situated within wetland or buffer areas will be required prior to construction. Wetland delineations should include NYSDEC and ACOE wetland areas as well as the town's LC zone.

Mr. Scavo reported that, in accordance with Section 239-m of General Municipal Law, a copy of the proposed plan will be forwarded to the Saratoga County Planning Board for review and comment. He recommended that the wetland areas be delineated on the subdivision plan.

Mr. Scavo stated that Mr. Hartnett, representative of the Trails Subcommittee of the Open Space, Trails, and Riverfront Committee, noted that this application affords the town the opportunity to obtain "a critical missing segment" in the plan to link "northern and central Clifton Park's trail networks." The committee recommends that subdivision approval be conditioned upon the conveyance of a 15' strip of land along Kinns and Carlton Roads to allow for a connection to the existing crosswalk across Kinns Road to the end of the VanPatten Trail. The conveyance will make the connection feasible when plans for striping or constructing a safe walkway through the existing Carlton Road tunnel are developed. Mr. Scavo stated that, should the applicant agree to the requested conveyance, the \$500.00 parkland fee assessed for all new subdivision lots would be waived. The conveyance would not include the adjoining lands of Danny Benway and Theresa Jeffries.

Mr. Milano, reported that after review of the conceptual plan, M J Engineering and Land Surveyors, P.C. provided the following comments. The proposed project appears to be an "Unlisted" action pursuant to SEQRA, and as such a coordinated review is optional. The Planning Board may wish to accept Lead Agency status. Involved agencies are expected to include, but are not limited, to the following: Town of Clifton Park Planning Board – Subdivision Approval; Saratoga County Sewer District #1 – Sewer Connection Permit; Clifton Park Water District #1 – Water Connection Permit. Existing and proposed topography for the site should be provided. Correspondence from NYSDEC New York Natural Heritage Program should be provided by the applicant to identify if areas of rare, threatened, or endangered species exist on or in the immediate vicinity of the project site. The conceptual subdivision plan appears to meet R1 district zoning, space, and bulk standard requirements. The plan should clearly indicate the final bearings and distances for Lot 1 and Lot 2 property lines. Upon conceptual subdivision approval, the adjacent parcel of Lands of Danny Benway & Theresa Jeffries will require a lot line adjustment. Existing and proposed driveway locations should be indicated on the plan.

Upon Conceptual Subdivision approval, the applicant should provide a Typical Driveway Cross Section Detail and confirm that the driveway is capable of supporting the required vehicle load. Existing and proposed utility location and information including water and sanitary services should be indicated on the plan. The purpose of the electrified fencing areas should be clarified. All applicable setback lines should be indicated on the plan. The scale of plan should be revised to no smaller than 1"=50'. Proposed grading should be shown on all future plans to indicate positive drainage away from all structures and an Erosion and Sediment Control Plan will be required for review. Limits of disturbance should be indicated on the plan. It is unclear from the plan submitted if a full Stormwater Pollution Prevention Plan will be required for the project. All wetland areas, streams, or other drainage corridors and water courses should be indicated on the plan, as applicable. Based on an aerial image, it is unclear if all existing and proposed dwelling units and accessory buildings are indicated on the plan: the applicant should provide clarification.

Mr. Milano explained that there are wetlands throughout the property: it is recommended that the wetland areas, particularly those near the newly created lot, be delineated and mapped. Mr. Ferraro noted that since the parcel lies in close proximity to both the Dwaas Kill and Cooley Kill, delineation of wetlands and confirmation by NYSDEC and/or the ACOE will be required in order for the Board to evaluate how the "wetlands relate to the proposed improvements." In response to his question regarding the barn and stabling of horses, the applicant explained that the barn and horses will be moved to the larger lot to comply with zoning regulations.

Mr. Montague, Environmental Specialist, reported that the ECC issued the following comments regarding this application. In order for the ECC to evaluate this proposal, the limits of the LC zone and 100 foot buffer zone, DEC wetlands, and federally jurisdictional wetlands shall be identified on the plot plan. Location of the septic system, if one is used, should be identified on the plan.

Board members found this subdivision plan generally acceptable.

[2011-036] **Rusty Nail Tavern (Wayne Beale)** – Proposed parking lot expansion, 427 SF addition, and seasonal outdoor patio, 1781 Route 9 – Conceptual site plan review. SBL: 266.3-2-8

Mr. Dom Arico, consultant for the applicant, presented this application that calls for an addition to the existing Rusty Nail Tavern, expansion of the parking lot, and the installation of a seasonal outdoor patio. The property is located on the easterly side of Route 9 at the northerly intersection of Route 9 and Biette Road in a B4A (Highway Business – Restricted Retail) zoning district. The property is served by the Clifton Park Water Authority and connection to the Saratoga County Sewer District line located on the westerly side of Route 9. The project plan calls for the consolidation of three parcels under the same ownership, the removal of an existing single-family residence and garage on the northern most property, and Town of Clifton Park approval to abandon a portion of Biette Road. Per NYSDOT standards, the applicant proposes the realignment of Biette Road to create a T intersection with Route 9: the carriageway in the vicinity of the Rusty Nail will be widened to 18'. Approximately seventy (70) parking spaces will be constructed to the north of the site and access to the parking and restaurant will be

provided by a single curb cut onto Route 9. Although the current site has 25% greenspace, site improvements will reduce the greenspace to 22%. Deliveries will be made to the southerly side of the building from Biette Road. The applicant is aware that several variances must be granted by the Zoning Board of Appeals prior to any Planning Board action. Mr. Arico explained that the applicant received approval from Mr. Kukuk, Highway Superintendent, for the abandonment of the northerly portion of Biette Road after a public hearing was held by the Town Board in June. The current plan addresses issues of concern that were raised at that meeting.

Mr. Scott Townsend, 3t Architects, offered information regarding the proposed site development. He explained that it was the applicant's goal to improve the parking situation, increase dining room space, and add outside seating to this popular restaurant. The kitchen will be centrally located to provide easy access to all dining venues. The speaker distributed sketches of building elevations for the Board members' consideration.

Mr. Scavo reported that Mr. Myers, Director of Building and Development, reported in a memo dated October 24, 2011 that a use variance will be required due to the proposed expansion of the building. Area variances will be required for the front, side, and rear setbacks, greenspace, and parking.

Mr. Scavo advised the applicant that future submittals must be prepared in accordance with Sections 208-14, 208-15, and (when submitted for final consideration) Section 208-118 of the Clifton Park Town Code. The applicant must obtain necessary variances from the Zoning Board of Appeals prior to further Planning Board review.

Mr. Milano, reported that after review of the conceptual plan, M J Engineering and Land Surveyors, P.C. provided the following comments. The proposed project appears to be an "Unlisted" action pursuant to SEQRA, and as such a coordinated review is optional. The Planning Board may wish to accept Lead Agency status. Involved agencies are expected to include, but are not limited to the following: Town of Clifton Park Planning Board – Site Plan Approval; NYSDOT – Highway Work Permit for Non Utility Work. Existing and proposed topography for the site should be provided. Existing and proposed utility location and information including water and sanitary services should be indicated on the plan. All applicable setback lines should be indicated on the plan. Limits of disturbance should be indicated on the plan. It is unclear from the plan submitted if a full Stormwater Pollution Prevention Plan will be required for the project. Upon conceptual site plan approval, proposed grading should be shown on the plans to indicate positive drainage away from all structures and an Erosion and Sediment Control Plan will be required for review. A north arrow and scale should be added to the plan. The conceptual site plan appears to meet B4A district zoning, space, and bulk standard requirements with the exception of the following: the existing building encroaches into the 130 foot front yard setback; a portion of the parking area along the northern and southern property lines encroach into the 20 foot side yard setback; the lot does not meet the required minimum 35% green space; the proposed patio area encroaches into the required 30 foot rear yard setback. The location and orientation of the truck delivery area appear problematic and should be revised accordingly. The proposed realignment of Biette Road will need to be reviewed and discussed with the town Highway Superintendent and NYSDOT. Based on the information provided, it appears the plan does not meet the minimum town requirements for roadway and right of way width as well as

minimum radius requirements. The plan indicates a 28 foot wide ingress/egress easement for the proposed realignment of Biette Road near the truck delivery area, but is shown as 23 feet wide: clarification should be provided. All required handicap accessible parking spaces and accessible route shall be indicated on the plan and graded to meet all applicable ADA and NYS Building Code requirements. The applicant will need to consider implementation of green infrastructure practices as noted in the NYS Stormwater Management Manual. If any of the green infrastructure practices are not feasible, M J Engineering will require a thorough explanation of why these practices cannot be incorporated into the design. The site statistics table should be reviewed and revised accordingly as the existing and proposed information does not appear to coincide with the plan. It appears that there are overhead utilities and associated utility poles that will require removal and relocation to support the proposed project. The applicant should clarify if initial discussions with National Grid and/or other applicable utility companies have taken place. Existing and proposed lighting should be indicated on the plan.

Mr. Milano focused attention on the proposed location for truck deliveries, noting that the area provided little space for trucks to maneuver. Mr. Townsend explained that the restaurant rarely receives “large truck” deliveries. The delivery area is designed to accommodate vans and small box trucks. Should larger trucks deliver to the site, porous pavement will be installed in an area directly south of the building for parking. In response to Mr. Milano’s question regarding the possible relocation of overhead wires, Mr. Arico explained that it is possible that one set of wires will be eliminated due to the demolition of one of the existing residences lying adjacent to the tavern.

Mr. Montague, Environmental Specialist, reported that the ECC provided the following comments regarding this application. The applicant must illustrate the proposed amount of greenspace for this project. Per Town Code, the applicant should maintain a minimum 35% greenspace calculated for the entire parcel. The applicant should install curb islands and plant cisterns to increase the greenspace percentage.

Mr. Hartnett, representative of the Trails Subcommittee of the Open Space, Trails, and Riverfront Committee, requested that a bike rack be installed near the entrance of the restaurant since there are bike lanes along Route 9. He also asked that there be a sidewalk or other pedestrian connection between the bike lanes and the front door. The applicant agreed to provide the bike rack and pedestrian walkways.

Mr. Werner asked that preliminary plans provide parking information, noting that sufficient parking for taverns and restaurants must be provided. In response to his question regarding the impact of the Latham Construction development approved for a site on Biette Road, Mr. Scavo explained that the approved site plan for that project had expired. Mr. Koval expressed his approval of the project plan, stating that the applicant had presented a “nice design”. In response to his question regarding a dumpster location, Mr. Townsend explained that although it was now shown near the truck delivery area, various locations were being considered for its permanent placement. Though Mr. Ferraro stated that he liked the overall design of the project, he asked that the applicant provide a “visually appealing screen” along Route 9 near the truck delivery area. He observed that removal of the foliage on the northerly parcel may result in “disturbance to the natural environment that will increase water flow from the site”: he

encouraged the use of green methods to manage site drainage. Mr. Ferraro expressed concerns regarding the intrusion of the site improvements for those residing in the single-family residence directly behind the restaurant. Mr. Townsend assured Board members that those residing in that home offered there “full support” to the applicant. Mr. Ferraro described the proposal as visually appealing and labeled it a “nice asset” for the Route 9 corridor, though he advised the applicant that detailed comments were likely during the preliminary review process that will occur following action by the Zoning Board of Appeals. Board members appeared pleased with the conceptual plan.

Discussion Item:

[2010-004] **Park Dental** - 923 Route 146 – Request for extension of site plan approval.
SBL: 271.-2-24.1

Mr. Scavo reported receipt of a request from Mr. Nagaraju Namassivaya, applicant for Park Dental, for Planning Board approval of an extension of the site plan that was approved on January 11, 2011. To date, construction has not begun for the 9,000 SF one-story office building located at 923 Route 146.

Pursuant to Section 208-120B of the Town Code, the Planning Board may grant the applicant an extension of time in which to comply with the site plan, though the extension may not exceed one year. The final expiry date for the approval for Park Dental would be January 11, 2013.

Mr. Koval moved, seconded by Ms. Pace, to grant a one year extension to the approved site plan for the construction of a 9,000 SF dental office at 923 Route 146 pursuant to Section 208-120B of the Town Code. The final expiry date for the approved site plan for Park Dental would be January 11, 2013. The motion was unanimously carried.

Minutes Approval:

Ms. Pace moved, seconded by Mr. Werner, approval of the minutes of the October 25, 2011 meeting as written. The motion was unanimously carried.

Mr. Koval moved, seconded by Ms. Pace, adjournment of the meeting at 9:00p.m. The motion was unanimously carried. The next Planning Board meeting will be held as scheduled on November 22, 2011.

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, Lou Renzi, Town Attorney, Tom McCarthy, Town Attorney, Paul Pelagalli, Town Attorney, ECC, Clifton Park Water Authority