

Town of Clifton Park

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PLANNING BOARD

Rocco Ferraro
Chairman

Paul Pelagalli
Attorney

Janis Dean
Secretary



MEMBERS

Michael Hale
Joel Koval
Eric Ophardt
Sandra Pace
Kim Paulsen
Tom Werner

(alternate) Emad Andarawis

Planning Board Meeting November 22, 2011

Those present at the November 22, 2011 Planning Board meeting were:

Planning Board: R. Ferraro, Chairman, J. Koval, E. Ophardt, S. Pace, K. Paulsen
T. Werner
E. Andarawis – Alternate Member

Those absent were: M. Hale

Those also present were: J. Scavo, Director of Planning
C. Dooley, M J Engineering and Land Surveying, P.C.
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. The Chairman announced that Mr. Andarawis would be sitting as a full voting member of the Board in Mr. Hale's absence.

Public Hearings:

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

Old Business:

There were no items of old business scheduled for this evening's meeting.

New Business:

[2011-413] **Neil, Jennifer** - Proposed reuse of existing vacant residential building for insurance office, 955 Route 146 - Conceptual site plan review. SBL: 271.-2-34.22

Mr. Douglas Neil, representative for the applicant, presented this application that calls for the conversion of an existing residence located at 955 Route 146 to an insurance office. The 19,032 SF property, lying within a B1 zoning district, is located west of the intersection of Route 146 and Green Meadow Drive. Mr. Neil explained that the home has been vacant for several years. Since it lies within the business non-retail zoning district, his daughter proposes to convert the building to an insurance office. The property is served by the Clifton Park Water Authority and the Saratoga County Sewer District and is accessed by a driveway from Green Meadow Drive. The applicant proposes the use of the driveway in its current location to access four (4) parking spaces. Compliant with ADA requirements, the site will provide one (1) handicapped parking space and the building will be handicapped accessible. The applicant proposes the following exterior changes to the structure: replacement of the existing roof and residing.

Mr. Scavo reported that Mr. Myers provided the following comments in a memo dated November 17, 2011. Mr. Myers notes that the parcel contains a pre-existing, non-conforming structure and is located in the B1 zoning district. Since there is a change of use, the applicant is required to obtain setback and lot width variances from the Zoning Board of Appeals. Per Section 208-33A of the Town Code, the building must meet commercial requirements for loads and accessibility. Mr. Myers recommends that the Planning Board consider the 10' buffer requirements during site plan review.

Mr. Scavo offered the following comments regarding this application. The speaker explained that the applicant is working with the building department to ensure that all proposed changes to the site are in compliance with current building codes. He recommended that the proposed parking area be relocated to the rear of the building to prevent vehicles from backing directly into the travel aisle of Green Meadow Drive. He recommended the addition of one street tree to the southeasterly portion of the property near the intersection of Route 146 and Green Meadow Drive. Mr. Ferraro agreed that relocation of the parking area to the rear of the property seemed like a reasonable recommendation.

Mr. Dooley, explained that, after review of the application materials, M J Engineering and Surveying, P.C. provided the following comments and recommendations. The conceptual site plan appears to meet B-1 District zoning, space, and bulk standard requirements with the exception of the following: the existing curb cut does not meet the required 100 foot minimum separation distance to an intersection; the lot area does not meet the required 40,000 square foot minimum; the lot does not have the required 180 feet of frontage; the existing building encroaches into the required 130 foot front yard setback from the centerline of NYS Route 146; the parking area encroaches into the required 25 foot side yard setback. Existing topography and a proposed grading plan should be provided for all handicap accessible routes and parking areas, including the areas immediately adjacent to these site features. The handicap accessible parking space, access aisle, and accessible route shall be indicated on the plan and graded to meet all applicable ADA and NYS Building Code requirements. The access aisle for the handicap accessible parking space is required to be a minimum of 8 feet wide and should be located on the

right side of the parking space. The required handicapped accessible parking sign and no parking sign for the access aisle are to be included on the plan. The current configuration should be revised as the no parking sign would impede the accessible route to the building. Existing utility location and information including water and sanitary services should be indicated on the plan. All property lines, setback lines, percentage of proposed green space, and a north arrow should be indicated on the plan. Existing and proposed lighting should be indicated on the plan. The current proposed location, layout, and number of parking spaces should be discussed with the applicant. It appears that a vehicle backing out of a parking space may encroach into the entire southbound lane of Green Meadow Drive while the driver's site distance is obstructed by an adjacent parked vehicle. M J Engineering suggests that the entire limits of Green Meadow Drive be shown on the plan and turning movements be shown to verify that there is adequate site distance and maneuvering area available.

Mr. Scavo stated that Mr. Montague, Environmental Specialist, reported that the ECC offered no comment on this application.

Mr. Neil stated that it is his intention to work cooperatively with the Board to create and aesthetically pleasing and safe office site. He agreed to work with his consultant to prepare an alternate parking plan.

Mr. Werner supported the relocation of the parking area. Noting that abutting properties to the west and north were residential properties, he asked that appropriate buffering be provided. Mr. Koval described the project plan as a "good use" of the property, observing that many of the existing residences along the Route 146 corridor were being repurposed as commercial buildings. He approves of the applicant's proposal to maintain the character of the existing structure. In response to Ms. Pace's question regarding the age of the residence, Mr. Scavo explained that, according to assessment records, the building dates from the 1890s. Ms. Pace, the Board's liaison with the Historic Preservation Commission, recommended that, due to the age of the building, that the applicant work with that Commission to maintain the building's historic character. Mr. Neil reported that the building contains many original architectural features and he stated that he has great respect the property's history and character. Ms. Paulsen asked if the applicant proposed to install signage on the property. Mr. Neil explained that the office will require only a small identification sign. Mr. Ophardt stated his support for the relocation of the parking area and noted that the site must be ADA compliant. In response to his question regarding the number of employees using the office, Mr. Neil explained that his daughter would be the only person using the building. Mr. Ferraro asked that the applicant preserve as much existing vegetation as possible, noting that maintenance of "natural features" contributes significantly to a site's aesthetic appeal. Responding to Mr. Neil's question concerning the possibility of "landbanking" unnecessary parking spaces, Mr. Scavo reported that such a plan would be considered by the Planning Board. Mr. Scavo assured Mr. Hartnett, representative of the Trails Subcommittee of the Open Space, Trails, and Riverfront Committee that there was sufficient right-of-way along Route 146 for future road improvements or the installation of a trail segment. Board members found the project plan generally acceptable and recommended that the applicant seek approval of all necessary variances from the Zoning Board of Appeals.

Minutes Approval:

Mr. Koval moved, seconded by Mr. Andarawis, approval of the minutes of the November 9, 2011 meeting as amended. Ayes: Andarawis, Pace, Werner, Koval, Ferraro. Noes: None. Abstained: Ophardt, Paulsen.

Ms. Paulsen moved, seconded by Mr. Ophardt, adjournment of the meeting at 7:30p.m. The motion was unanimously carried. The next meeting of the Planning Board will be held as scheduled on Tuesday, December 13, 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