

Town of Clifton Park

One Town Hall Plaza
Clifton Park, New York 12065
(518) 371-6054 FAX (518)371-1136

PLANNING BOARD

ROCCO FERRARO
Chairman

ANTHONY MORELLI
Attorney

MEG SPRINGLI
Secretary



MEMBERS

Emad Andarawis
Denise Bagramian
Jeffery Jones
Andy Neubauer
Eric Ophardt
Greg Szczesny
(alternate) Teresa La Salle

Planning Board Minutes April 10, 2018

Those present at the April 10, 2018 Planning Board Meeting were:

Planning Board: R. Ferraro, Chairman, E. Ophardt, D. Bagramian, E. Andarawis,
A. Neubauer, J. Jones, T. LaSalle – Alternate Member

Those also present were: J. Scavo, Director of Planning
A. Morelli, Counsel
M. Springli, Secretary
J. Bianchi, Town Designated Engineer
R. Casper, Trails SubCommittee

Absent: G. Szczesny

Mr. Ferraro, Chairman, called the meeting to order at 7:00 pm. All in attendance stood for the Pledge of Allegiance.

I. Minutes Approval - March 27, 2018

Mr. Ophardt moved, seconded by Ms. Bagramian, to approve the minutes of the meeting on March 27, 2018 as written.

Ayes: All. Noes: None. Abstained: None Motion carried.

Mr. Ferraro noted that Ms. LaSalle would be a voting member in the absence of Mr. Szczesny. The chairman also noted that the memo about the Transfer of Development Rights would be discussed at the end of the meeting.

II. Public Hearings

2018-009 Muller Ashdown Rd 3 Lot Subdivision

Applicant proposes the construction of 3 single family residential lots with associated water, sewer and stormwater infrastructure. One lot will contain the existing single family residence. The two new lots will be used for single family residences. Septic and well services will be used for each new lot. The existing lot

Mr. Ferraro stated that the first action to be taken would be for SEQR, but he noted that the Planning Board could reopen SEQRA review if it was needed based on comments presented during the Public Hearing.

Mr. Jones moved, seconded by Mr. Ophardt, to establish the Planning Board as Lead Agency for this subdivision application, an unlisted action, and to issue a negative declaration pursuant to SEQRA. All in favor, none opposed. The motion was unanimously carried.

The secretary read the public hearing notice as published in The Daily Gazette on March 31, 2018.

Scott Lansing, with Lansing Engineering, presented the applications for a 3-lot subdivision. Mr. Lansing stated that one lot would contain the existing house and that the two new lots would have a shared access driveway. Next he stated that private wells and septic systems will serve all the lots. Mr. Lansing then noted that comments from the last review have been addressed with this latest submittal. The speaker then said that a 10' easement along the frontage of the parcel had been added to the plan, and driveways had been adjusted to meet fire safety code. Mr. Lansing also stated that he felt that this proposal would not require DOH review.

Staff Comment

ECC recommendations 4/3/2018

- The proposed well on lot 3 is down slope from the proposed raised septic on lot 2. Applicant to verify if the location of the proposed septic system on lot 2 meets the required separation distance of 200 feet from the proposed well on lot 3.
- In keeping with the rural nature of the project area and the recommendations of the Town Comprehensive Plan, the Applicant should retain existing vegetation to the maximum extent practical and use landscaping and grading to provide visual and auditory buffering between lot 3 and adjacent agricultural activities.

S. Reed issued a memo dated 4/4/2018

- Postal Verification
- The driveway is required to meet all of the requirements for adequate access for emergency services per IFC.

S. Reese, Stormwater issued a memo dated 4/5/2018

- The project will disturb more than 1 acre, but less than 5 acres; therefore, a Basic SWPPP is required and has been provided. The applicant will need to submit a NYSDEC SPDES General Permit Notice of Intent for review and a MS4 SWPPP Acceptance Form for signatures.

Mr. Scavo noted that most of Steve Myers comments from a memo dated 3/30/2018 had been addressed, and stated that the following should be reviewed:

- Septic design will be reviewed once building permit applications are received. Septic design on this submission shall not be included in any planning approval. Proof of viable wells and septic design need to be submitted with building permit.
- Planning should confirm site distance is available for the proposed driveway not “should be able to be obtained” as stated in comments.

MJ Engineering

J. Bianchi issued a letter on

- In response to Comment 8 of our February 23, 2018 review, it has been determined that clearing of trees along the right-of-way will be necessary to obtain the minimum sight distance. Indicate how this clearing will be maintained and responsible party, considering it is along the right-of-way and in some instances on private property.
- The response to Comment 10 of our February 23, 2018 review indicates that the driveway and culvert will be coordinated with the Clifton Park Highway Department. Confirm that this coordination has occurred.
- Confirm that the 15-inch culvert proposed is sufficient so not restrict roadside drainage from upland areas.
- The proposed shared driveway shall comply with the IRC and New York Supplement. Additional comments provided by the Town indicates further revisions to the drive is necessary.
- Related to the driveways, provide a description of the required pavement section that will meet the loading requirements of the IRC and New York Supplement to support emergency vehicles.
- The details provided in DT-2 indicate an engineered septic system will be required. These systems will require review and approval from the NYSDOH. The approvals shall be in place prior to filing for a building permit for the lot it applies to.
- On Sheet DT-2, modify General Note 4 to account for wells being located down gradient of the disposal field
- Under Section 2.3 identify the receiving waterbody of site runoff. If runoff enters site wetlands with no outlet, identify as such.
- Include a section within the SWPPP that discusses permit eligibility with respect to Part I.F.4 and I.F.8 of the General Permit. Provide any documentation received from agencies having jurisdiction, either database searches or correspondence that support permit eligibility within the SWPPP.

J. Scavo issued a review letter dated 4/3/2018

- In a letter dated February 20, 2018, the Saratoga Co. Planning Board noted the project will have no significant county -wide or inter-community impact.
- Add the assigned 911 addresses to the final plan once received from Sheryl Reed, Chief of the Fire Bureau.
- A parkland fee of \$2,500.00 will be due at the time of stamping the final plan, if approved by the Planning Board.
- The mitigation fee for the Western Clifton Park GEIS preparation will be applicable: a payment of \$348 per each new dwelling unit will be required to be paid prior to the stamping of the final plan. Therefore, a check made payable to the Town of Clifton Park in the amount of \$696.00 is due prior to the stamping of the final plan.

R. Casper

No comments

Public Hearing

Anthony Lafleche, 21 Wheeler Drive, asked if the slope would require some fill or grading in the area if a trail would be built in the future. Mr. Lansing felt there would be enough space although it might need some grading.

There being no further public comment, Mr. Ferraro moved, seconded by Ms. Bagramian, to close the

public hearing at 7:18 p.m. The motion was unanimously carried.

Planning Board Review

Mr. Ophardt questioned plans to improve sight distances from that location. Mr. Lansing replied that vegetation would be cleared within the right-of-way and then the Town would mow it as part of its regular maintenance of the road.

Discussion ensued about sight distances and the driveway access. Mr. Ferraro noted that he had some concerns about the septic and well and asked the consultant to reaffirm that they met all requirements. The Chairman also stated that he would like to see the Planning Director's comments 4,5, and 6 in his letter dated February 7, 2018 to Lansing Engineering incorporated into the deed description in order to inform future buyers about the potential railroad activity in the area, a driveway maintenance agreement and that the site is located in a right-to-farm area. Mr. Ferraro also said that he supported the waiver of parkland fees in lieu of a 10' easement for a future multi-use path and/or trail that may be built along the roadway.

Mr. Ophardt offered Resolution #6 of 2018, seconded by Mr. Neubauer to waive the final hearing for this application for the 3-lot subdivision by William Muller, and to grant preliminary and final subdivision approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Roll call:

Ayes: D. Bagramian, E. Andarawis, A. Neubauer, T. LaSalle , J. Jones, E. Ophardt, R. Ferraro

Noes: None

The resolution passed.

III. Old Business - none

IV. New Business

2018-020 The Hamlet of Clifton Park Apartments

Applicant proposes construction of a 4 story 48 unit apartment building with parking on a portion of the first floor in the rear and apartments on the first floor along Clifton Country Road. Upper 3 floors will be all apartments. Free standing garage structure is also proposes, 457 Clifton Park Center Rd, Zoned: TC-2, Status: PB Concept Review

SBL: 271.-3-48

Bob Miller, Windsor Development (applicant), and Tom Andress with ABD Engineers, and Brett Balzer (the architect), presented the application for a 4-story apartment at 457 Clifton Park Center Road in the Town Center zone. Mr. Miller remarked that the proposal was on the edge zone of form-based code. Mr. Ferraro noted that the project will be referred to a TAC for review of the architectural standards. The parcel was described as being the southern entrance to the Town Center zone, with two street fronts on this corner. It was added that the proposed building would be facing Clifton Country Road, and in the future, may plan to address a project along the Clifton Park Center Road frontage.

Tom Andress then addressed the Board, stating that existing utilities along Clifton Country Road limit the ability of the project to be built closer to the road as recommended in TC zoning code. Next, Mr. Andress explained that the developer would tie into Saratoga County sewer through the northwest portion of the parcel, adding that sidewalks will be designed along both road frontages, connecting to adjacent paths.

Brett Balzer, from Balzer and Tuck Architecture, showed a conceptual rendering of the apartment building. Mr. Balzer stated that the first floor will have a few apartments, storage lockers, and covered parking on the ground level, and the upper floors will have balconies. Mr. Balzer also presented some photos of similar projects that have been built in Saratoga Springs and Glens Falls.

Staff Comment

ECC issued a memo dated 4/3/2018

- Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.

S. Reese memo dated 4/5/2018

- Wetland delineation and jurisdiction determination will need to be done for the property.
- When the project proceeds:
- Test hole and percolation tests shall be performed at the proposed stormwater management areas.
- Details of the outfall to the stream should be shown to minimize any disruption to the stream banks.
- Other Comments for 2018-020:
- Recommend a master layout plan for this site. If future buildings are going to be sited on this property will it be along Clifton Park Center Road and have the parking areas visually blocked. Will there be a vehicular connection with the western lot?
- Will the existing above ground utilities distract from the aesthetics of the façade of the proposed buildings?
- Discussion of pedestrian crossings at Clifton Country Road and Clifton Park Center Road.
- Tree species and proposed size should be discussed to be conducive to the tree existing and proposed plantings along Clifton County Road.

S. Myers issued a comment letter on 3/30/2018.

- County mapping shows almost entire parcel as wetland and/or buffer.
- Pond already shown for stormwater management in wetland buffer.
- Too preliminary to be making this determination, especially adjacent to existing stream and wetland.
- Seems to be only partial development of parcel which makes it difficult to fully review proposal.
- All driving lanes in the parking lot should be 26' wide (not 26' and 24' as shown). All lanes are fire access lanes.
- Aerial fire apparatus will be severely limited in its ability to access the building due to the setbacks from the roads on at least three sides. This is based on a minimum expected building height of 60' (the actual building height is unknown).

- Property is zoned TC-2 which is for primarily residential uses. Some limited supporting commercial uses are allowed. The table on the plans calls the zone mixed use which may be interpreted as a more commercial use than intended.
- Three stories maximum allowed, four stories proposed. A variance will be required for the additional story. This location is significantly different than the previous location where a variance was granted.
- The application calls for 48 units, the plan table calls for 49 units.
- Street setbacks will require a variance unless approved by the planning board.
- It is unknown why the lot configurations are considered not applicable.
- The table states “Ancillary Building three stories” What ancillary building?
- Ground-floor elevation, ceiling height, ground-floor common ceiling says see Architectural Plans, none provided.
- Proposal as it stands is around 2.84 acres which leaves approximately 2.47 acres shown as future development. Since the code only allows 50 units residential maximum, this undeveloped area cannot be used for residential without since the maximum has basically been reached. Subdivision of the undeveloped area should not result in any further residential use.
- Proposed ground floor use not compliant.
- Maximum parking setbacks should be 35’ not 30’
- Allowed encroachments again states see Architectural Plans, not provided.

Tom Andress responded that DEC has issued a letter stating that the wetlands have been delineated and they were declared outside their jurisdiction on this parcel, and that he would forward that letter for the file.

S. Reed issued a memo on 4/4/2018

- Postal Verification
- Proved the fire access roads a minimum of 26 ft. wide.
- Aerial Fire Apparatus Roads are required based on the height of the building. Provide an elevation of the building so access can be calculated based on the aerial reach of the ladder truck.
- Provide aerial access route so it is located within a minimum of 15 feet and a maximum of 30 feet from the building.
- Remove the overhead power lines at the Clifton Country Road entrance for aerial access and remove the power lines from Clifton Park Center Road to the existing power pole and feed to the existing structure.
- Specify location of all existing fire hydrants and any proposed new hydrant locations.

J. Scavo stated that the existing abandoned structure will be demolished, and a demolition permit can be issued at any time, with, or without site plan approval. Then he read comments issued in a review letter on 4/2/2018

- Pursuant to §208-22 of the Regulating Plan, “Corner lots. Buildings on corner lots defined by a build-to line or zone must locate both facades within the line or zone, extending a minimum of 30 feet in each direction from that corner of the building.”

- The presence of overhead wires within the ROW, adjacent to the parcels frontage along Clifton Country Boulevard, may hinder access for aerial fire apparatus. The applicant must verify with Shery Reed, Chief of the Fire Bureau if overhead lines are acceptable or must be located underground.
- Additional design details will be vetted out through discussions with the Town Center Advisory Committee that will include but are not limited to the area designated for future development, common area feature, building front setback, lighting and street profile. The additional details will ultimately be provided to the Planning Board for future consideration. Discussion ensued regarding the requirements to manage stormwater on site. Mr. Scavo also noted that the Stormwater Technician was working on a Water Quality Improvement Grant in the area.

MJ Engineering

- The submitted SEQRA Full Environmental Assessment Form indicates the total project disturbance will be more than one acre and therefore would be subject to the NYSDEC Stormwater Regulations and GP-0-15-002. As the project advances through the Town's regulatory review, a SWPPP addressing water quality and quantity controls shall be provided. The SWPPP must include soil testing pursuant to the NYS Stormwater Management Design Manual.
- The project proposes to provide potable water to the buildings from the Clifton Park Water Authority's (CPWA). The applicant shall provide the Town documentation indicating CPWA's ability and willingness to provide potable water to the project. Any approvals offered by the Planning Board should be conditioned on receipt of CPWA's review and approval.
- The project proposes to provide sanitary sewer service to the buildings from the Town of Clifton Park, by way of the Saratoga County Sewer District No. 1 (SCSD). The applicant shall provide the Town documentation indicating both the Town's and SCSD's ability and willingness to provide sewer capacity to the project. Any approvals offered by the Planning Board should be conditioned on receipt of SCSD's review and approval.
- It is recommended that a traffic study be completed to assess the level of service of the Clifton Park Center Road and Clifton Country Road intersection considering the number of developments approved and/or considered in this area of Town. This includes the Apartments at Clifton Park Center (2017-045), Regal Out-Parcel (2017-044), Clifton Park Center Road Apartments (2017-009) and Village Plaza Development (2015-042).
- Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. Assuming the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:
 - Clifton Park Water Authority: Taking of additional water.
 - Clifton Park Sewer District: Additional reserve sewer capacity.
 - Saratoga County Sewer District: Additional reserve sewer capacity.
 - New York State Department of Environmental Conservation: permit coverage under GP-0-15-002.

- New York State Office of Parks, Recreation and Historic Preservation: determination of the absence of existence of cultural, historic or archeological resources within the project site.
- United States Army Corps of Engineers – potential joint permit application for disturbances to regulated wetlands.
- Additional involved/interested agencies may be defined as the project proceeds through the Town’s regulatory review.
- Under Part B, list all agencies having jurisdiction.
- Under Part D.2.b the response provided is “no”. The site may contain regulated wetlands, based upon recent work on the adjacent property to the west. Subsequent submission shall show regulated wetlands, if present on the parcel and shall describe how these wetlands will be protected and/or preserved to support the response provided.
- Under Part D.2.c.ii, additional information must be furnished to substantiate the response that the existing water district is capable of servicing the project (see also Comment 2).
- Under Part D.2.d.iii, additional information must be furnished to substantiate the response that the existing sewer district is capable of servicing the project (see also Comment 3).
- Under Part 2.D.j, additional information must be furnished to substantiate the response that the project will not result in substantial increase in traffic above present levels (see also comment 4).
- Under Part E.2.i, the response notes the project is located over the Schenectady – Niskayuna Sole Source Aquifer. As the project design advances, special attention must be paid to vertical boundary conditions that must be applied when development the project specific stormwater facilities.
- Under Part E.2.o. the response indicates “no” for the existence of species of animals or habitat listed by state or federal governments for threatened and endangered species. Confirm this response as the Northern Long Eared Bat is a federally listed species commonly found throughout New York State. This database search is also applicable to the project SWPPP and determining if the project is eligible for permit coverage under GP 0-15-002.
- Under Part E.3.f the response indicates that site or portions of the site is located in or adjacent to an area designated as sensitive for archeological resources. In order to demonstrate eligibility for covered under General Permit GP 0-15-002, consultation with the NYS Office of Parks, Recreation and Historic Preservation is required.
- The project is located within the Town’s TC2 Edge Zone of the Form Based Code (FBC). The proposal for multi-family units is a permitted principal use within the TC2 district pursuant to Section 208-22.4.A of the FBC. The concept plan provides a summary of the TC2 District bulk lot requirements, noting where certain provisions are not being satisfied. A summary of the potential non-compliant bulk lot conditions are as follows:
 - The front and side street setback shall be between 10 and 15-feet. The plan proposes 35.9-feet from Clifton Country Road and 54.2 -feet from Clifton Park Center Road.
 - The front and side street building facade at BTZ is preferred to be 50% min and 30% min, respectively. The plan proposed 12% along the side street(Clifton Park Center Road).
 - Maximum building height is 3 stories. The building is proposed at 4 stories. The Planning Board does have the authority to grant relief for various bulk lot requirements noted above.

- The proposal calls for 48 units on a consolidated parcel with a resulting area of 5.31 acres. Pursuant to Section 208-22.6.A of the FBC, the maximum residential density shall be 10 units per acre up to a maximum of 50 units per project. As such, only two more residential units are feasible with this project. Additional residential units may be permitted pursuant to Section 208-22.6.A of the FBC. However, should there be a future subdivision of the parcel as a result of development on the “area of future development”, there may be limitations of additional residential development due to the noted density cap.
- Correct the number of residential units to 48 in the TC-2 Edge Zone bulk lot comparison table on the concept plan.
- It is suggested that the applicant meet with the TAC independently, if not already completed to review the site plan, building architecture and discuss modifications that may be required.
- The proposed building is subject to the Architectural Standards outlined in Section 208-25 of the FBC. No proposed building elevations have been furnished to complete an architectural review. When submitted, they shall also include the proposed garage units to ensure consistency between the primary and ancillary structures.
- Clifton Park Center Road is defined as a perimeter street in the Future Streets Map found in Section 208-23 of the FBC. In reviewing the concept, in general the proposal appears to meet the intent of the FBC. The following modifications may be necessary and shall be addressed as part of the next submission.
 - Lighting shall be provided within the 9-foot planter areas. The plans do not appear to show any lighting.
 - Trees shall be evenly spaced at 40-feet on center. The plans suggest a 50-foot spacing and do not extend the full length of the property frontage.
- Clifton Country Road is defined as a Boulevard South in the Future Streets Map found in Section 208-23 of the FBC. In reviewing the concept, in general the proposal appears to meet the intent of the FBC. The following modifications may be necessary and shall be addressed as part of the next submission.
 - Lighting shall be provided within the adjacent private frontages. The plans do not appear to show any lighting in the private frontage.
 - Landscaping shall be provided in the adjacent private frontage. The plans do not appear to show any landscaping in the private frontage.
 - Trees shall be evenly spaced at 40-feet on center. The plans suggest a 50-foot spacing.
- There should be consideration of providing a cross lot easement to the adjacent parcels to the west and north for a greater level of access management. This is also a requirement of Section 208-26(1)(F) of the FBC.
- As part of subsequent submission, further clarity is required on what would be contained in the “common area feature” shown at the intersection of Clifton Country Road and Clifton Park Center Road. This area is an informal gateway to the Downtown and provides opportunity for various appealing elements.
- Indicate whether the proposed buildings will be equipped with automatic sprinklers. This will dictate whether on-site fire hydrants are necessary (per Appendix C, Section C102 and C103 of the IFC) and/or if two approved fire access roads are required (per Appendix D, Section D107 of the IFC). Should on-site hydrants be warranted, the site access roads shall comply with Appendix D, Section D103 of the IFC.

- During detailed design, confirm that the proposed fire department connection will be within 100-feet of a hydrant (existing or proposed) pursuant to Section 912.2 of the IFC.
- The proposed fire apparatus/aerial apparatus access roads proposed along the west side of the apartments shall be reviewed by the responding agencies. The east side which parallels Clifton Country Road would not be considered to have aerial access due to the overhead utilities being present and horizontal distance between the building face and edge of pavement.
- The plan proposes 111 parking spaces with 3 accessible spaces. Pursuant to Table 1106.1 of the IBC, a minimum of 5 accessible spaces shall be provided.
- The location of accessible spaces should be reviewed. As proposed they do not appear to meet the intent of Section 1106.6 of the IBC which stated “accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance”. If these are intended to serve visitors, it may be necessary to provide additional accessible spaces above the minimum required stated in Table 1106.1 of the IBC.
- The proposal calls for 39 more parking spaces than required. Provide an explanation why the additional parking spaces are being proposed.
- The plans shall show the full extent of existing line striping along Clifton Park Center Road, specifically, the turn lane. This information may change the location of the site entrance proposed onto Clifton Park Center Road. Left-hand turning movements exiting the site needs to be clear of the turn lane on Clifton Park Center Road and associated vehicle que.
- Provide notation on subsequent plans indicating that all work proposed within the Clifton Park Center Road and Clifton Country Road right-of-way are subject to a highway work permit issued by the Town of Clifton Park Highway Department.
- There should be consideration of placing the overhead utilities located along Clifton Country Road underground to improve the visual aesthetic along that street frontage.
- The sidewalks proposed along Clifton Park Center Road and Clifton Country Road may need to be placed in easements benefiting the Town of Clifton Park where they traverse private property. If deemed necessary, subsequent plans shall show the easements.
- The proposed sidewalk along Clifton Country Road maintains the mid-block pedestrian crossing, just south of the YMCA. This condition will be reviewed further with the Town. This crossing may need to be eliminated as it is not a typical condition, especially considering the volume of traffic of the roadway.
- Provide a striped pedestrian crosswalk to the east side of Clifton Country Road at the intersection of Clifton Park Center Road where there is an existing curb ramp.
- It is recommended that sidewalks on the north and south ends of the apartment building be extended to the sidewalk proposed along Clifton Country Road. This will allow direct pedestrian access without having to pass through the building, walk over lawns or through drives.
- The Planning Board may consider the presentation of a theoretical plan of the future development area on the western portion of the parcel. This would be beneficial in supporting the parking and site entrances currently proposed. It would also show how cross lot linkages may occur. If this is provided, it would only be theoretical to show a cohesive plan would not necessarily be binding on the future plan and would not be included in any environmental review of the application currently before the Planning Board.

- Subsequent submissions shall include information as outlined in Section 208-115 of the Town zoning specific to lighting, site grading, landscaping, erosion control and stormwater management to fully assess the design and its compliance to the applicable standards.

Roy Casper, Trails Subcommittee offered the following comment:

- The proposed 8 Ft. Multi-Use Path noted on the Conceptual Site Plan along Clifton Country Rd. and Clifton Park Center Rd. is in accordance with the Town of Clifton Park Trails Concept Plan. (The existing path on this property alongside Clifton Country Rd. is approximately 4Ft. wide and is insufficient for safe pedestrian and bicycle use.)

John Scavo noted that this was a priority intersection for PSAP Grant that the Town was hoping to receive soon.

Public Comment

Anthony Lafleche, 21 Wheeler Drive, asked questions about the setbacks and features shown on the concept plan.

Marlys McGinnis, Clifton Knolls Mill Creek Park District President, noted her opposition to the development in the area stating that the drainage to the ponds within the park district is causing more issues with the DEC. Ms. McGinnis handed out a map stating that it showed where the drainage travels, eventually reaching the Latham Water District resource, the Stony Creek Reservoir which is rated for back up drinking water and requires a more stringent level of treatment. The speaker stated that the park district was constantly fighting geese and algae issues at the ponds. She then asked that the developers help with the costs of managing the ponds, adding that the stormwater from their project would eventually drain into those ponds.

Anne Connelly, Clifton Knolls resident stated that she was in favor of the design and plan. Then she said that she was concerned that the volume of the stormwater would increase into the ponds and that residents along Par del Rio might experience more flooding than they already do.

Mr. Ferraro noted that, unlike in the past, storm-water regulations are now in place requiring that the proposed project being developed will have to manage the stormwater issues on site before it reaches the ponds in Clifton Knolls. The Chairman also noted that residents fertilizing their lawns impact the runoff as well.

Planning Board Review

Mr. Ophardt questioned the need for so many parking spaces and the location of cross access easements.

Mr. Scavo stated that the developer can not negatively impact existing neighbors in terms of velocity or quantity of stormwater. Discussion ensued.

Ms. Bagramian voiced support for the project but added that she would like to see some elevations on the free standing garages and landscaping features. Other Board Members appeared to agree. Mr. Miller responded that those would be supplied as the project progressed.

Mr. Neubauer stated that he was in support of the concept and the 4-story building design, but questioned the build-to zone requirements and the massing of the building as well as the street scape and future project phases on the adjacent parcel. Mr. Neubauer then stated that he would volunteer to represent the Planning Board on the TAC.

Mr. Andarawis stated that he also supported the project and asked how this might effect potential additional development on the parcel if they were already at the maximum residential buildout for the site. Mr. Miller explained that although project was at the threshold, they could possibly request relief from the Town Board in the future, or they might seek a different use for the remainder of the property adding that it would be built to complement this proposal. The Chairman noted that the TAC would be addressing this question as well.

Ms. LaSalle mentioned that she felt the existing mid block crossing is a safety concern and should be carefully examined, knowing that people will likely want to cross somewhere north of the intersection with CPC and CC Road.

Discussion Items:

- Eric Ophardt has been appointed to the stakeholders group for the Planning Committee for the Clifton Park Town Center Park as the Planning Board representative.
- Mr. Ferraro noted that the Advisory Recommendation for the Transfer of Development Rights from Sugar Hill Road to Route 146A would be sent to the Town Board. Members confirmed that they had received the draft memo and that it reflected their recommendation.

Mr. Scavo noted that the next submittals may involve more TAC review.

The second meeting in May would be on Wednesday May 23rd.

Mr. Neubauer moved, seconded by Mr. Szczesny to adjourn the meeting at 9:24 pm. The motion was unanimously carried.

Respectfully submitted,

Meg Springli