

**Town of Clifton Park Planning Board**  
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PLANNING BOARD

DENISE BAGRAMIAN  
Chairwoman

ROBERT WILCOX  
Attorney

PAULA COOPER  
Secretary



MEMBERS

Emad Andarawis  
Eric Ophardt  
Heather Fariello  
Andrew Neubauer  
Jennyfer Gleason  
Keith Martin

(alternate) Lisa Westrick

**Planning Board Minutes**  
**December 13<sup>th</sup>, 2022**

Those present at the December 13<sup>th</sup>, 2022 Planning Board meeting were:

Planning Board: D. Bagramian, Chairwoman, E. Andarawis, H. Fariello, A. Neubauer, E. Ophardt, K Martin, L. Westrick

Those absent were: J. Gleason

Those also present were: J. Scavo, Director of Planning  
W. Lippmann, M J Engineering and Land Surveying, P.C.  
R. Wilcox, Counsel  
P. Cooper, Secretary

Ms. Bagramian, Chairwoman called the meeting to order at 7:00 p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Ms. Bagramian stated that in the absence of Ms. Gleason, Ms. Westrick would be a voting member for tonight's meeting.

Ms. Bagramian stated that tonight would be Mr. Neubauer's last meeting as a member of the Board and thanked him for his service.

**Minutes Approval:**

Ms. Fariello moved, seconded by Mr. Ophardt, approval of the minutes of the November 22<sup>nd</sup>, 2022 Planning Board meeting as written. The motion was unanimously carried. Ms. Westrick abstains.

**Public Hearings:****2022-013 & 2022-014 36 Boyack Road Verizon Wireless Facility SUP & Site Plan**

SBL: 288.8-1-56

Construction of a wireless communication monopole, 36 Boyack RD, Zoned: R-1, Status:

Preliminary w/ possible determination Citizenserve File Number: 2022-013, 2022-014

Application Number: SUP22-000003, SPR22-000016 Applicant: Verizon, Consultant:

David Brennan - Young Sommer

Last Seen On: 7/12/22

Ms. Bagramian called the public hearing to order at 7:09 p.m. The Secretary read the public notice as published in the Daily Gazette on December 3<sup>rd</sup>, 2022.

**Consultant/Applicant Presentation:**

Dave Brennan – Mr., Brennan stated that he initially went before the Zoning Board and the Planning Board in April with presentations for this application. He stated that the time SEQRA was established and since then the Zoning Board of Appeals have granted the variances needed for the application. Mr. Brennan stated that the Town hired Professor William Johnson from RIT to review the application and he issued a letter in which he agreed that there was a need for increased service in the area for the community. Mr. Brennan stated that the ZBA requested a monopine so this is now a part of the application and it has branching like the Moe Road pole and will be the same height. He stated that this application is on the CPWA property and there is a water tank that is about 56' high in the south east corner, the proposal is next to the tower and is 114' to the top of the branches with the Verizon site just under that. He stated that he anticipates one other carrier going on the pole under Verizon if CPWA and Verizon agree and there would be 10' between center lines of each carrier. Mr. Brennan stated that there is Clifton Park property adjacent to this property so there was a fall variance needed for the application and stated that if the pole were to fall it would not fall into the roadway. Mr. Brennan stated that the nearest home to this application is more than 500' away so a variance was needed for this as well. He stated that a drone fly was done and it showed the need for the height of the pole and stated pictures were supplied to the Planning Board. Mr. Brennan stated that the base of the pole will have equipment but no generator will be on site and that the base would not be visible from Jameson Drive. Mr. Brennan stated that there are 7 sites around the area that are not shooting

into this dead zone for coverage and showed a map indicating the area. He stated that the ZBA alternate locations such as the transfer station and the gun club do not work and this is the best location due to elevation. He stated that he has submitted drive test data to show where coverage is needed at high and low frequencies. Mr. Brennan showed visibility photos from different locations and stated that they have also submitted a RF safety report as well as a report showing that home values in the area would not decrease with this installation of the pole.

**Staff Comments:**

**Scott Reese, Zoning Administrator issued a memo stating**

- This project was granted two Area Variances by the Zoning Board of Appeals on November 15th, 2022. The first Area Variance was from Town Code Chapter 208-95 A.(8) - A 500 foot buffer is required between any new cell tower and an adjacent residential property - 26 feet proposed - 474 feet variance approved. The second Area Variance was from Town Code Chapter 208-95 B.(3) - Requires a 110% clear zone for the tower height. Stealth Mono-Pine Pole is 114 feet tall which requires a clear zone of 125 feet - A 99 feet variance was approved. The following two conditions applies 1. The new cell tower will be a 114 feet stealth monopole. 2. Verizon Wireless will not have a generator on site.
- This project was granted a Use Variance by the Zoning Board of Appeals on November 15th, 2022. The Use Variance was from Town Code Chapter 208-95 D. - Cell towers are not allowed in residential zones. The property the tower is sited on is residential as are all adjacent properties. To place a cell tower in a residential zone was approved

**John Scavo, Director of Planning issued a memo stating:**

- The Zoning Board of Appeals issued a Notice of Decision dated November 17, 2022, granting a Use Variance for the project.
- The Planning Board has previously issued a Negative Declaration under SEQR for the project.
- A resolution to approve the special use permit and site plan applications should include a reference to the attached, Findings of Facts and Conclusions as supporting information for a rational basis for such action

**Professional Comments:**

No professional comments.

**Public Comments:**

Maryanne Stanton – 31 Dorsman Drive – MS. Stanton stated that the community is in opposition to this proposal. She stated that a petition has been presented to the CPWA, ZBA as well as the Town with about 85 signatures on it. She stated that she feels that the community does not have a

say in the process and she feels betrayed. Ms. Stanton stated that it does not make sense to her why AT&T would pay to be on a water tower when the service does not work there. Ms. Fariello read from page 2 number 5 from the reference to the water tower and the site placement. She stated that Mr. Lemire read at the ZBA meeting from the code and stated that this is a residential are. She stated that the ZBA then voted to approve the variances 6 to 1. Ms. Stanton asked if AT&T had to have a variance to go on the tower.

Mark Stanton – 31 Drosman Drive – Mr. Stanton stated that Verizon is claiming poor service but other residence in this area claim they have no service problems with AT&T and Verizon. Mr. Stanton asked about people who live on Riverview Road and their service problems. He asked about least obtrusive solutions and that the ZBA had discussed this and approving with this in mind. He stated that he felt that the least obtrusive would be on the water tower. He stated that he understands that RF signals work on an angle and if residents trees and personal property would have to be modified for this to work. Mr. Stanton asked if Verizon gets this approved and another carrier rents space on the tower if CPWA would get a portion of the rent paid.

Mr. Brennan stated that all concerns have been discussed at the ZBA meetings. He stated that he appreciates public concern and that the findings are found in the letter by Professor Johnson as well as the need for more coverage. He stated that the array needs to be above the tree line that is why on the tank does not work and that no testing needs to be done for this as the report are facts that the professor looked into.

There being no additional public comment, Mr. Ophardt moved, second by Mr. Neubauer, to close the public hearing at 8:09 p.m. The motion was unanimously carried.

### **Planning Board Review:**

Mr. Andarawis asked what frequency is covered by AT&T now. Mr. Brennan stated that it transmits both high and low frequencies. He stated that a test drive was done to show lack of coverage and that the NYS Troopers use Verizon as their carrier and Clifton Park Halfmoon Ambulance used to use Verizon as well but got a better rate with a different company. He stated that they acknowledged that there was a lack in coverage in that area and their current carrier had decreased coverage in that area as well. Mr. Andarawis stated that as the channels get wider and the frequencies increase there will be more demand and that this is not the last tower that will be built.

Ms. Bagramian confirmed that the report stated that the water tower was not adequate. She stated that she does not want the public to feel overlooked but that cellular carriers are now considered a utility. Mr. Brennan read from the Professor's report stating that the water tower was not optimal, and that a professional opinion was brought in to answer all of these questions.

Mr. Martin stated that the question is whether the SUP should be granted under the Planning Board and asked about Mr. Lemire's comments at the ZBA meeting. Ms. Stanton read from the code that she stated Mr. Lemire had and stated that the water tower did not need a variance. Mr. Martin stated that the Planning Board is looking at Special Use Permit not a variance and the standards are different and according to those standards there is nothing to justify denying the Special Use Permit.

Mr. Martin offered Resolution No. 13 of 2022, seconded by Mr. Andarawis to resolve that the applications for a Special Use Permit, SUP22-000003, and Site Plan approval, SPR 22-000016, 36 Boyak Road Verizon Wireless Facility, be approved with and upon reference to the findings of fact and conclusions contained in the letter of the Town of Clifton Park Planning Department addressed to the Town Planning Board members dated December 13<sup>th</sup>, 2022, which letter shall be attached to and made a part of this Resolution.

**Roll Call:**

D. Bagramian - Yes  
 E. Andarawis - Yes  
 E. Ophardt - Yes  
 H. Fariello - Yes  
 A. Neubauer - Yes  
 K. Martin – Yes  
 J. Gleason – Absent  
 L. Westrick (alternate) - Yes

Ayes   7  

Noes:   0  

The resolution is carried.

**Public Hearings:**

**2022-035 228 Lapp Road 2 Lot Subdivision (Mele)**

SBL: 278.17-1-9

2 lot subdivision of parcel, 228 Lapp RD, Zoned: R1 - Residential, Status: Preliminary  
 Citizenserve File Number: 22-000031, Application Number: SUB22-000008 Applicant:  
 Mele, Consultant: Gilbert VanGuilder Land Surveyor, PLLC - Kevin Weed

Last Seen On: 10/25/22

Ms. Bagramian explained the review and approval process to those present, stating that the Board was required to render a determination pursuant to SEQRA (State Environmental Quality Review Act) prior to conducting a public hearing on this application. She explained that the Planning Board would assume Lead Agency status for the project and issue a negative declaration as a “formality” which neither granted nor implied approval of the subdivision application. Should it be determined that additional environmental review is required, SEQRA discussions will be reopened and a decision rendered when deemed appropriate.

Mr. Ophardt moved, second by Ms. Fariello, to establish the Planning Board as Lead Agency for this application, a Unlisted action, and to issue a negative declaration pursuant to SEQRA.

Ms. Bagramian called the public hearing to order at 8:13p.m. The Secretary read the public notice as published in the Daily Gazette on December 3<sup>rd</sup>, 2022.

### **Consultant/Applicant Presentation:**

Pat Rosen – VanGuilder – Mr. Rosen stated that is here to propose a subdivision of a corner lot. He stated that the existing home would remain on about 42,000sf lot and new 20,000 sf lot would be created with public water and sewer brought in.

### **Staff Comments:**

#### **The Environmental Conservation Commission and issued a memo recommending:**

- The ECC requests clarification as to the intended disposition of the existing well. The existing well and septic system (if any) should be closed per NYSDOH standards public sewer and water or if the well is just for lawn irrigation since the resident

#### **John Scavo, Director of Planning issued a memo stating:**

- The applicant has provided a Certificate of Mailing dated and stamped November 10, 2022, by the United States Postal Service as evidence of satisfaction with the 500' notification requirement.
- As previously noted, the proposed subdivision appears to comply with all applicable bulk and use requirements per the Towns Zoning and Subdivision Ordinances within the R1 Residential Zoning District.
- If the Planning Board approves the subdivision application, a check made payable to the Town of Clifton Park for \$1,250.00 for parkland mitigation fees is due at the time of stamping the subdivision plan. The Towns Parkland Fee is \$1,250.00 per new residential dwelling lot created.
- The final subdivision map should display assigned 911 addresses for each lot prior to stamping.

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.  
SUBDIVISION

2. As noted in comment 8 of our October 21, 2022 review, there needs to be a determination of what the required verses provided site distance is for the proposed driveway pursuant to AASHTO requirements based upon the posted speed limit of Maurice Lane.
3. As noted in comment 12 of our October 21, 2022 review, provide the existing water and sewer main locations.

**Public Comments:**

Kevin Kralovic - Maurice Lane – Mr. Kralovic stated that he has concerns with the new lot as most of the homes in the area are averaging 30,000 sf and this would not stay within character. He stated that he was not aware of sewer being available on the street in the 40 years he has lived here. He asked the Planning Board to ask for the lots to be redeviased to stay more in line with the character of the community since the code is being met with 20,000 sf.

There being no additional public comment, Mr. Ophardt moved, second by Ms. Fariello, to close the public hearing at 8:19 p.m. The motion was unanimously carried.

**Planning Board Review:**

Mr. Ophardt stated that he feels this is 2 driveways close to a corner and asked if the applicant could consolidate driveways and move away from the intersection. Mr. Rosen stated that the driveways have been there for a while and he has not asked the applicant to move them. Mr. Ophardt stated that he feels it would help if the applicant could get rid of the one on Lapp Road. Ms. Bagramian agreed with Mr. Ophardt's comment. Mr. Rosen stated that he can check with the applicant.

Mr. Andarawis asked if the driveway was on Lapp and the drive on Maurice was created out of conditions. Mr. Rosen stated that would be his guess but he does not know for sure.

Mr. Scavo stated that 3" of top soil with grass seed may take. Mr. Rosen stated he will check with the applicant.

**Public Hearings:****2022-042 English Road 3 Lot Subdivision (Milczarek)**

SBL: 250.-2-40

3 Lot Subdivision on English Road, English RD, Zoned: R1 - Residential, Status:

Preliminary Citizenserve File Number: 22-000048, Application Number: SUB22-000011

Applicant: Milczarek, Consultant: EDP - Gavin Vuillaume

Last Seen On: n/a

Ms. Bagramian explained the review and approval process to those present, stating that the Board was required to render a determination pursuant to SEQRA (State Environmental Quality Review Act) prior to conducting a public hearing on this application. He explained that the Planning Board would assume Lead Agency status for the project and issue a negative declaration as a “formality” which neither granted nor implied approval of the subdivision application. Should it be determined that additional environmental review is required, SEQRA discussions will be reopened and a decision rendered when deemed appropriate.

Ms. Fariello moved, second by Mr. Andarawis, to establish the Planning Board as Lead Agency for this application, an Unlisted action, and to issue a negative declaration pursuant to SEQRA.

Ms. Bagramian called the public hearing to order at 8:27 p.m. The Secretary read the public notice as published in the Daily Gazette on December 3<sup>rd</sup>, 2022.

**Consultant/Applicant Presentation:**

Joe Dannible – EDP – Mr. Dannible stated that this is for a 3 lot subdivision of 64 acres of land already subdivided by the Zim Smith Trail and English Road. He stated that 10 acres would be to the south with the existing home, 17 acres to the north for a single family home and to the north of the Zim Smith Trail would be donated to the Town of Clifton Park.

**Staff Comments:****The Environmental Conservation Commission and issued a memo recommending:**

- The ECC requests the applicant to the planning board what the terms and conditions will the donation be made (e.g. donation of the whole parcel to the Town or only development rights).
- The ECC suggests establishing a buffer along the Zim Smith Trail along the border of proposed Lot 2.

**Wade Schoenborn, Building and Development issued a memo stating:**



- Submit postal verification

**John Scavo, Director of Planning issued a memo stating:**

- The proposed project is subject to Section 239 of General Municipal Law and has been referred to the Saratoga Co. Planning Board for a recommendation.
- The final subdivision map should display assigned 911 addresses for each lot.
- Add a note that states, "Clifton Park is a Right to Farm Community. Residents should be aware that farmers have the right to undertake farm practices which may generate dust, odor, noise, smoke and vibration associated with farming practices."

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. In Town Code Section 208.95(F)(9): Subject to and in accordance with the State Environmental Quality Review Act (SEQRA), the Planning Board shall be the lead agency for the purpose of conducting the environmental review of the application for a site plan. The Planning Board shall conduct an integrated comprehensive environmental review of the proposed project in combination with its review of the application under this article. If 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:
  - a. Town of Clifton Park Planning Board: Plan approval
  - b. Saratoga County Planning: 239-m County Referral
  - c. NY State Historic Preservation Office: Archeological sensitive area

Additional agencies may be identified by the Town during its review of the project.

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

The applicant has submitted Part 1 of the Short Environmental Assessment Form (SEAF). Based upon our review of the submitted Part 1 SEAF, the following comments are offered:

2. Part 1. 12.b. – The response indicates that the project site is located within or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The applicant should provide a correspondence letter from SHPO to confirm the presence or absence of archeologically sensitive resources
3. Part 1 13.a. – The response indicates that wetlands or other waterbodies regulated by federal, state or local agencies adjoin or are contained within the project site per the EAF Summary Report. The applicant should provide documentation that confirms the presence or absence of federally regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.
4. No further comments at this time.

## SUBDIVISION

5. The project is located within the Town's Residential 1 District (R-1) and Land Conservation (LC). The proposal is to subdivide into three lots with the Lot 1 being conveyed to the Town of Clifton Park, Lot 2 will be for future residential development and Lot 3 contains the existing home.
6. In reviewing the proposed lot layout in comparison to Section 208-11 of the Town's Zoning, it would appear all minimum bulk lot requirements are satisfied.
7. Provide the building setback lines for each lot shown.
8. Provide contour lines at a minimum of five-foot intervals to United State Geological Survey datum within the parcel.
9. Subsequent plans shall show the Town's LC location and boundaries which are defined by Section 208-69.1 of the Town's Zoning.
10. Provide a means of ingress/egress for the Town to Lot 3.
11. Provide notation on the plan as follows:
  - a. No Utilities shall be installed beneath the proposed driveways.
  - b. Any work required within the Town right-of-way shall be subject to any permitting from the Clifton Park Highway Department (driveway, culvert, water service, sewer).
12. Prior to approval or filing of the subdivision plat with the Saratoga County Clerk, the appropriate 911 emergency response numbers must be obtained for and assigned to each lot created and placed on the filed plat.
13. Considering this plan is conceptual in nature, subsequent comments will be provided with a preliminary plan submission.

### **Public Comments:**

James Ruhl – 168 Wood Dale – Mr. Ruhl stated he is a member of the ECC and feels that this is a good deal. He stated maintenance of the donated land would not be an issue. He stated this is a good parcel for the Town to get; he has hiked this before.

There being no additional public comment, Mr. Ophardt moved, second by Mr. Neubauer, to close the public hearing at 8:41p.m. The motion was unanimously carried.

### **Planning Board Review:**

Mr. Andrawais stated that there are no questions on the lot lines, hey make sense.

Mr. Ophardt asked if the County would expand their lake preserve. Mr. Scavo stated that the County is only interested in the Zim Smith Trail.

Mr. Scavo stated that no action can be taken tonight as Saratoga County has not yet had a hearing and Halfmoon has not yet heard the application as well. Mr. Dannible stated that

Halfmoon had a meeting and they have no issues with the proposal and everyone is waiting on the county.

**Old Business:**

**2021-069 Boni Wooddale Drive 9 Lot Subdivision**

SBL: 259.-2-71

9 lot duplex Cluster Subdivision, Wood Dale Dr Rear, Zoned: B1 - Business Non Retail 1  
Status: Preliminary Citizenserve File Number: 2021-069, Application Number: SUB22-000013 Applicant:KLB Enterprises, LLC , Consultant: ABD Engineers, LLP - John Hitchcock

Last Seen On: 8/9/22

**Consultant/Applicant Presentation:**

Applicant not in attendance. Attorney present, contacting the applicant, will possibly be heard later tonight.

**Old Business:**

**2022-009 Synergy Phase 3 Site Plan**

SBL: 259.-2-48

Construction of 5 Warehouse buildings, Ushers Rd Rear, Zoned: L2 - Light Industrial 2,  
Status: Preliminary Citizenserve File Number: 2022-009, Application Number: SPR22-000015 Applicant: MJ Properties of Clifton Park , Consultant: Lansing Engineering, PC

Last Seen On: 4/26/22

**Consultant/Applicant Presentation:**

Jason Dale – Mr. Dale stated that he is here tonight to update the Board and ask for more feedback on the project. He stated that he was last here in April and received feedback then. He stated that the proposal was for 5 buildings, 3 of them 54,000 sf office and warehouse space. He stated that they do not yet have tenants but there have been interest. Mr. Dale stated that they would like to move forward and are now asking for a 150,000 sf, a 100,000 sf, 40,000sf and 2 32,000 sf buildings with success from Roberts Lane. Mr. Dale stated that they would be able to accommodate tractor trailers and small box trucks. He stated that water and sewer would be hooked up and preliminary plans have been reviewed. Mr. Dale stated that technical comments will be addressed with Mr. Scavo and MJE.

**Staff Comments:****The Environmental Conservation Commission and issued a memo recommending:**

- The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be specifically identified by type on the plot plan. The legend provided shall be modified to indicate the type of wetland.
- This delineation shall include any wetland mitigation areas.
- The Planning Board shall require the applicant to reforest the previously disturbed areas which were deforested without approval with comparable vegetation (i.e. indigenous trees with a minimum caliper of 2.5-3). The ECC requests a detailed planting plan. This requirement is in accordance with the recent designation of Clifton Park as a Tree City USA.
- The ECC recommends that the planning board base its approval on the phased construction be done sequentially instead of concurrently to minimize associated environmental impacts. The ECC notes that the previous plan implementations, at this technology park, sedimentation has been a concern.

**Wade Schoenborn, Building and Development issued a memo stating:**

- Provide Complete Fire apparatus access plan the complies with the NYS Fire Code.
- Specify Hydrant Locations every 600' and within 100' of the Fire Department Connections. (more Hydrants May be required)
- Drive aisles must be 26' Minimum.
- Postal verification.

**Scott Reese, Zoning Administrator issued a memo stating:****Scott Reese, Stormwater Management Technician issued a memo stating:****John Scavo, Director of Planning issued a memo stating:**

- I am in agreement with VHB as noted in their letter dated November 4, 2022, The applicant shall coordinate with the Town of Clifton Park, Saratoga County, and NYSDOT regarding the design and timing for construction of an eastbound right-turn lane on Kinns Road (CR 109) at US Route 9 at Farm to Market Road (CR 109) and signal timing and phasing modifications as part of the development of this project.
- The applicant has provided a Threatened and Endangered Species report that concludes no impacts to threatened or endangered species and habitat sustainability.
- The access to each building within the facility does not appear to be gated and a notation stating such should be added to the site plan. Gated industrial/warehouse facilities create issues for communities that often experience congestion issues if freight vehicles are unable to access a facility upon arrival.

- Turning maneuvers for loading dock locations should be provided to Town Staff for review to verify the maneuvers are not overly restricted with obstacles such as adjacent vehicle parking areas. A meeting with Town Staff and MJ Engineering should be held to address outstanding technical concerns, including additional details for specific loading dock areas.
- I am interested in seeing the proposed final grades for the parking areas adjacent to the loading docks for Building 5. I am concerned if the doors are not at grade, a slope issue will present a hazard to people within adjacent spaces.
- Proper roof drainage is an important aspect for the applicant to ensure that during winter months building runoff does not create unnecessary ice hazards on adjacent pavement..
- The applicant should consider as an aspect of the new construction, accommodations to install the conduit under the pavement to designated parking stalls for preparation of future EV Charging Stations. Such infrastructure accommodations at the time of new construction will further the goals of the 2016, "Capital District Electric Vehicle Charging Station Plan". The costs to run conduit at the time of new construction greatly decreases costs to install EV Charging Stations in the future since pavement within the parking area will not need to be torn-up to run electrical connections.
- The applicant, when working with a structural architect for the building design, may want to identify an electrical panel location for convenient PV system inter-connections, and keep space available in the electrical panel for a PV circuit breaker. It is easier and more cost effective to plan at the time of new construction for future green infrastructure accommodations such as PV Systems.

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

FULL ENVIRONMENTAL ASSESSMENT FORM

2. No further comments.

SITE PLANS/SUBDIVISION

3. The applicant has indicated a lot line adjustment will be part of this site plan and will be submitted once complete.
4. The plan shows 478 parking spaces, 53 more than what is required pursuant to Section 208-99 of the Town Zoning. If possible, spaces above the required should be considered for banking to reduce excess parking that may not be necessary.
5. Grinder pump locations should be located outside of the pavement/parking areas. If this cannot be achieved bollards shall be placed around them for protection.
6. Provide the height of each building on the plans.
7. A copy of the traffic study should be provided to NYSDOT for review.
8. Show all ingress and egress doors for each building.
9. For Building 4, consider moving the ADA parking spaces along the building.

10. If any building is more than 30-feet above the grade plane, aerial apparatus access shall be provided pursuant to Section D105.1 of the FCNYS. The aerial apparatus access shall be 26-feet wide and within 15 to 30-feet of the building pursuant to Section D105.2 and D105.3, respectively.
11. Consider looking into better defining the roadway between Building 3 and 5, it appears to be open asphalt.
12. Provide turning movements for tractor trailer within the site. It would appear several areas especially around Buildings 1 and 4 that maybe tight turning movements.
13. Show how roof drainage will be collected and conveyed into the site drainage system.
14. Several of the erosion and sediment control phases are at 5.0 acres, these areas will need to be closely monitored during construction.
15. Provide plan and profiles of the utilities.
16. Provide height of proposed retaining. The wall may require guide rail and or fencing for safety.
17. Provide elevations listing the materials of construction for the proposed building. The Planning Board shall review the information submitted to ensure it satisfies the requirements of Section 208-55(C) of the Town's Zoning.
18. All details shown are subject to the review and approval of the Saratoga County Sewer District No. 1 and Clifton Park Water Authority and have not been reviewed for conformity with their standards.
19. DT-5 Infiltration Basin #3 should have a bottom elevation of 231.66 not 290.75, revise accordingly.
20. Section 6.4.5 of the NYSSMDM requires a dense and vigorous vegetative cover to be established over the contributing pervious drainage areas before runoff can be accepted into the infiltration facility. The ESC sheets shall provide a note to that effect and shall also demonstrate with the appropriate placement of erosion control measures how this requirement will be satisfied.
21. Pursuant to Section 6.1.6 of the NYSSMDM, maintenance access should extend to the forebay, safety bench, riser, and outlet and be designed to allow vehicles to turn around.

#### WATER AND SEWER REPORT

22. No technical comments. The report is subject to the review and approval by the Clifton Park Water Authority and Saratoga County Sewer District No. 1 for water and sewer system improvements, respectively.

#### STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

23. Section 6.3 indicated the bottom elevation of Infiltration Basin #1 to be 291.35, however the plans and HydroCAD show 228.00, revise accordingly.
24. Section 6.3 indicated the bottom elevation of Infiltration Basin #2 to be 291.35, however the plans and HydroCAD show 231.66, revise accordingly.
25. Section 6.3 the text under Infiltration Basin #2 references Infiltration Basin #1 in several places, revise accordingly.
26. Provide a copy of the NOI to the Town for review.

27. The SWPPP shall provide documentation illustrating eligibility for permit coverage pursuant to Part I.F.4 of the General Permit with respect to threatened and endanger species. This shall include both state and federally listed species.

TRAFFIC

28. Site Location and Proposed Development, pages 1 and 2: The discussion of the phases and sizes of development for each phase should be clearer for readers who are not familiar with the previous report. It was not clear that the size of Phase III had changed from previous analyses until reading the Full Build Out Traffic Volumes section.
29. Transit Accommodations, page 4: The report references the CDTA Park and Ride at The Crossings as the closest CDTA facility to the project. The Fire Road Park and Ride is in proximity to The Crossings and likely closer to the project.
30. Intersection Capacity Analysis, page 11: The report states that while the intersection of US Route 9 with Kinns Road (CR 109)/Farm to Market Road (CR 109) will operate under acceptable operational conditions upon completion of the project, mitigation is recommended based on the 95th percentile queue lengths. The report needs to explain why the long queue lengths are a problem and why reducing them is beneficial.
31. We agree with the conclusions and recommendations in the report. The applicant should coordinate with the Town of Clifton Park regarding the process to coordinate with NYSDOT and Saratoga County.

**Public Comments:**

No public comments.

**Planning Board Review:**

Ms. Bagramian asked the building set up of the 150,000 sf building internally. Mr. Dale stated that there are no tenants now but they have had inquiries for larger spaces. He stated that there are no plans for building but access, stripping, loading docks and overhead doors will be mitigated and change based on tenant needs. He stated that all of the buildings could be modular or broken up, the buildings only show intent not actual building layout.

Mr. Andarawis asked if the same goes for parking on the site. Mr. Dale stated that the parking represents the max that they could do and a possible configuration. He state that there is a typo on the sheet and to code is 477 spaces and they have 478 but they are willing to bank.

**Old Business:**

**2022-037 DCG Wood Road Industrial Site Plan 3A**  
SBL: 259.-2-115.1

Construction of a mixed-use office building, 26 Wood RD, Zoned: L2 - Light Industrial 2  
 Status: Preliminary Citizenserve File Number: 22-000028, Application Number: SPR22-  
 000017 Applicant: DCG Development Company, Consultant: EDP - Jakob Cruikshank  
 Last Seen On: 10/25/22

**Consultant/Applicant Presentation:**

Joe Dannible – Mr. Dannible stated he would like to present both applications together tonight.

**Staff Comments:**

**The Environmental Conservation Commission and issued a memo recommending:**

- 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

**Scott Reese, Zoning Administrator issued a memo stating:**

- The applicant shall be aware that future tenants permitted uses are described under 208-64 B. (1) - (12). The Engineers Narrative describes the proposed project as industrial / commercial multi-use flex office building. Offices are allowed as a special use per Town Code 208-64 B. (13)(b).

**Scott Reese, Stormwater Management Technician issued a memo stating:**

- Comments below are in addition to the Town of Clifton Park TDE (MJ Engineering) Stormwater Management and SWPPP comments.
- The proposed drywell in the infiltration basin is below the mottling elevation. The rim of the drywell should be above the WQv elevation or a minimum of 6" (whichever is greater) so the "first flush" does not interact with the groundwater.

**John Scavo, Director of Planning issued a memo stating:**

- The Site Statistics Table on Page One refers to Parcel 3B Area, which needs to be changed to reflect Parcel 3A Area.
- The proposed single curb cut is in conformance with the zoning standards for the Light Industrial Zoning Districts.
- Pursuant to 208-66 Development Standards, the applicant has provided building elevations for consideration by the Planning Board. The Board should determine if the facade treatments are acceptable as shown or provide additional feedback for the applicant to consider.



- The applicant is required to pay a GEIS traffic mitigation fee collected by the Town and used only for traffic mitigation measures directly related to the Wood Road Study Area. The traffic mitigation formula is \$1,465.47 per trip generated during the highest peak hour, as defined by apocopate facility codes in the current ITE Trip General Manual. The applicants design professional has noted 4.5 PM trips which equates to \$6,594.61 in Traffic Mitigation Fees due at the time of Plan Stamping.

### **Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments at this time.

SITE PLAN

2. The accessible spaces do not appear to be a minimum of 8-feet wide pursuant to the IBC NYS Supplement Section 1106.1.1 Accessible Aisle.
3. ADA parking is indicated. Subsequent plans shall show proper ADA signage locations on site plan.
4. Accessible parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions pursuant to Section 4.6.6 of the ADA 2010 Standards. Provide spot elevations at these locations to confirm conformance.
5. Provide a site-specific illumination plan that shows foot-candle values at pavement level for review.
6. Indicate whether there will be any roof top mechanical units that may be visible from the public roads. If there are any, screening of these units may be required.
7. The proposed height of the building should be noted on the plans
8. The applicant shall provide the Town documentation of the CPWA's ability and willingness to service the project with potable water. Any action on the application should be conditioned upon receipt of plan approval from the CPWA.
9. The applicant shall provide the Town documentation of the SCSD's ability and willingness to service the project with public sewer. Any action on the application should be conditioned upon receipt of plan approval from the SCSD.
10. The plan shows 31 parking spaces, 16 more than what is required pursuant to Section 208-99 of the Town Zoning (1 space/500 SF). If possible, spaces above the required should be considered for banking to reduce excess parking that may not be necessary.

TRAFFIC

11. The trip generation analysis was completed using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The ITE Trip Generation Manual, 11th Edition will yield the same results for the Light Industrial Land Use Code (LUC) 110.
12. On future projects, the ITE Trip Generation Manual, 11th Edition shall be used for all trip generation calculations. AM PM EDITION LUC DESC ENTER EXIT TOTAL ENTER EXIT TOTAL 10 & 11 110 LIGHT INDUSTRIAL 4 1 5 1 4 5

13. If the Town agrees with the LUC 110 Light Industrial used for the vehicular trip generation calculations, the peak hour vehicle trips provided appear appropriate based upon the proposed new use and corresponding land use code. These values would be the basis of assessing mitigation fees for traffic since the project resides within a GEIS study area.

#### STORMWATER MANAGEMENT NARRATIVE AND SWPPP

14. Section 1 of the Stormwater Management Narrative states that a single infiltration basin will be utilized for stormwater management which is consistent with what is shown on the site plans. However, Section 4 states a combination of infiltration practices will be utilized. Please clarify.
15. While Section 2 of the Stormwater Management Narrative summarizes the in-situ soil testing completed, it may be prudent to include the full results as appendix to the report for clarity.
16. Identify the source of the storm event data shown in Table 1 of the Stormwater Management Narrative.
17. The Tables in Section 6 and 7 of the Stormwater Management Narrative are both labeled as "Table 9".
18. The pre-development HydroCAD model in Appendix B of the Stormwater Management Narrative is intermingled with the post-development model, separate accordingly.
19. Provide NYSDEC New York Natural Heritage Program letter as an Appendices in the SWPPP once received.
20. Section III.A.4 of the SWPPP states that there are four infiltration basins while the Stormwater Management Narrative and plans state/show one. Please clarify.
21. Since it appears the on-site stormwater management facilities will be privately owned, this shall be acknowledged in the SWPPP and a maintenance agreement and easement for access executed with the Town of Clifton Park will be required.

#### **2022-038 DCG Wood Road Industrial Site Plan 3B**

SBL: 259.-2-115.1

Construction of 2 multi-use office buildings, 26 Wood RD, Zoned: L2 - Light Industrial 2, Status: Preliminary Citizenserve File Number: 22-000029, Application Number: SPR22-000018 Applicant: DCG Development Company, Consultant: EDP - Jakob Cruikshank  
Last Seen On: 10/25/22

#### **Staff Comments:**

#### **The Environmental Conservation Commission and issued a memo recommending:**

- 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

**Scott Reese, Zoning Administrator issued a memo stating:**

- The applicant shall be aware that future tenants permitted uses are described under 208-64 B. (1) - (12). The Engineers Narrative describes the proposed project as industrial / commercial multi-use flex office building. Offices are allowed as a special use per Town Code 208-64 B. (13)(b).

**Scott Reese, Stormwater Management Technician issued a memo stating:**

- Comments below are in addition to the Town of Clifton Park TDE (MJ Engineering) Stormwater Management and SWPPP comments.
- SMA #3 infiltration basin bottom is in fill soils. Per NYS Stormwater Management Design Manual 6.3.1 Feasibility - Required Elements - Infiltration practices cannot be located in fill soils.
- The pipe outlets into SMA #1 - #3 forebays will all be submerged, this may be a concern with function and maintenance for the stormwater piping.

**John Scavo, Director of Planning issued a memo stating:**

- Pursuant to 208-66 Development Standards, the applicant has provided building elevations for consideration by the Planning Board. The Board should determine if the facade treatments are acceptable as shown or provide additional feedback for the applicant to consider.
- The applicant should justify a need for the second curb cut, prohibited unless authorized by the Planning Board according to 208-66(A): Ingress/egress. There shall not be more than one curb cut per lot unless the Planning Board finds that traffic safety will be improved with the addition of another curb cut. The approved curb cut shall be wide enough to accommodate safely and in accordance with accepted traffic control standards approved by the Town Engineer the type of traffic to be generated by the use and shall meet all of the firesafety requirements of the Town of Clifton Park. The distance between curb cuts on two separate parcels shall be a minimum of 120 feet measured from the center line of the curb cut.
- The applicant is required to pay a GEIS traffic mitigation fee collected by the Town and used only for traffic mitigation measures directly related to the Wood Road Study Area. The traffic mitigation formula is \$1,465.47 per trip generated during the highest peak hour, as defined by appropriate facility codes in the current ITE Trip General Manual. Based on 32 PM Peak Hour Trips the GEIS Fee is \$46,895.04

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

## STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments at this time.

## SITE PLAN

2. The accessible spaces do not appear to be a minimum of 8-feet wide pursuant to the IBC NYS Supplement Section 1106.1.1 Accessible Aisle. Consider making the adjacent parking space to the ADA the accessible aisle.
3. ADA parking is indicated. Subsequent plans shall show proper ADA signage locations on site plan.
4. Accessible parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions pursuant to Section 4.6.6 of the ADA 2010 Standards. Provide spot elevations at these locations to confirm conformance.
5. The proposed height of Building 1 and 2 should be noted on the plans.
6. Show all ingress and egress doors for each building.
7. Provide a site-specific illumination plan that shows foot-candle values at pavement level for review.
8. On the "Vehicle Tracking Plan" the fire apparatus road turnaround on the southwest side of Building 2 shall meet the requirements of the 2020 Fire Code of New York State Appendix D. Written acceptance of the fire access shall be provided by the Fire Chief.
9. Provide a narrative on the proposed grassed misc. stockpile and parking area.
10. Indicate whether there will be any roof top mechanical units that may be visible from the public roads. If there are any, screening of these units may be required.
11. It is recommended the 6-inch lateral from Building 2 be provided with a minimum slope of 1/8-inch per foot (1.0 percent).
12. It appears the 24" HDPE pipe from CB#4 will be exposed within the banks of SMA #2. Proper cover shall be maintained over pipe.
13. Confirm the broad crested weir dimensions on the plans versus the HydroCAD model.
14. Provide stormwater calculation sheets for the sizing of each infiltration practice.
15. Since the proposed disturbance is to be 6.7 acres, the applicant should provide a phased erosion and sediment control that will disturb less than 5 acres at a time.
16. The applicant shall provide the Town documentation of the CPWA's ability and willingness to service the project with potable water. Any action on the application should be conditioned upon receipt of plan approval from the CPWA.
17. The applicant shall provide the Town documentation of the SCSD's ability and willingness to service the project with public sewer. Any action on the application should be conditioned upon receipt of plan approval from the SCSD.
18. Provide a note on Sheet 7 indicating that "Upstream construction shall be completed and stabilized before connection to a downstream infiltration facility. A dense and vigorous vegetative cover shall be established over the contributing pervious drainage areas before runoff can be accepted into the facility".
19. The plan shows 128 parking spaces, 27 more than what is required pursuant to Section 208-99 of the Town Zoning (1 space/500 SF). If possible, spaces above the required should be considered for banking to reduce excess parking that may not be necessary.

## TRAFFIC

20. The trip generation analysis was completed using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The ITE Trip Generation Manual, 11th Edition shall be used to recalculate the trip generation. AM PM EDITION LUC  
DESC ENTER EXIT TOTAL ENTER EXIT TOTAL 10 110 LIGHT INDUSTRIAL 31  
4 35 4 28 32 11 110 LIGHT INDUSTRIAL 33 5 38 4 33 37
21. If the Town agrees with the LUC 110 Light Industrial used for the vehicular trip generation calculations, the peak hour vehicle trips provided appear appropriate based upon the proposed new use and corresponding land use code. These values would be the basis of assessing mitigation fees for traffic since the project resides within a GEIS study area.

#### STORMWATER POLLUTION PREVENTION PLAN (SWPPP)/STORMWATER MANAGEMENT NARRATIVE

22. The SWPPP text shall explicitly state that no soil disturbance of 5 acres or more are not permitted at any one time and if required, written authorization from the MS4 is required. It is noted that 6.7 acres will be disturbed per the NOI, however this should be noted as the disturbance may exceed 5 acres.
23. While Section 2 of the Stormwater Management Narrative summarizes the in-situ soil testing completed, it may be prudent to include the full results as appendix to the report for clarity.
24. The pre-development HydroCAD model in Appendix B of the Stormwater Management Narrative is intermingled with the post-development model, separate accordingly.
25. Since it appears the on-site stormwater management facilities will be privately owned, this shall be acknowledged in the SWPPP and a maintenance agreement and easement for access executed with the Town of Clifton Park will be required.
26. The SWPPP lists the 24-hour rainfall intensities in Table 1 utilized in the analysis of the 1-year, 10-year and 100- year storm events. Identify the source of the data (NYSDEC Manual or Northeast Regional Climate Center's Extreme Precipitation tables).
27. Provide NYSDEC New York Natural Heritage Program letter as an Appendices in the SWPPP once received.

#### **Consultant/Applicant Presentation:**

Joe Dannible – EDP – Mr. Dannible stated that he 2 applications are being heard tonight together. He stated that on the north side of Wood Road is Solar Foundations and this is adjacent to Nortrax as well. This was an original 3 lot subdivision and now they are looking at Lots 3A and 3B. He stated that lot 3A would have 7,000 sf multi user building with 5 spaces. He stated that it would have pedestrian and one overhead door access in the front with parking. He stated that lot 3A would have one curb cut and has 4 total acres. Mr. Dannible stated that there is a comprehensive storm water management and grading plan. He stated that plantings are in the plan as well and typical elevations have been submitted and are similar to other projects.

Mr. Dannible stated that lot 3B is now 50,000 sf down from 60,000 sf. He stated that there are 2 buildings being proposed at 26,400 sf and 23,700 sf and they have pedestrian doors as well as

overhead doors. Mr. Dannible stated that there is a comprehensive storm water management plan and it would discharge to DEC wetlands. He stated that the buildings would be serviced by public water and sewer with hydrant placements on site. Mr. Dannible stated that one building would have access completely around it and the other would have a compliant turnaround. He stated that street trees and lawn plantings have been provided. Mr. Dannible stated that a brick water table on the side of the building facing the road would be done and elevations have been provided.

**Public Comments:**

No public comments.

**Planning Board Review:**

Mr. Ophardt asked if mechanics would be on the roof. Mr. Do McElroy – DCG – stated that the mechanics would be hung internally and ac would be a split unit. Mr. Ophardt asked why they are showing more than required parking on the plan. Mr. Dannible stated that they want to have enough for uses of the property and some need more than others. He stated that there may be company service vehicles on site as well and they are not always counted in the parking configuration. He stated that they can always land bank if the parking is not needed.

Ms. Bagramian asked if all of the buildings would be at ground level and not dock height. Mr. Dannible stated that they would be at ground level and there are 4-5 buildings already on Wood Road that are similar to these buildings.

Mr. Neubauer stated that the architect complies with the code. He stated that he feels that it is important to have color selections that the Board can look at. He stated that he would like to see the doors remain black and have the overhead door lighter. Mr. Dannible stated that they can accommodate this.

Mr. Scavo stated that no further SEQRA is required for this application. Ms. Bagramian asked if anyone objected to the prior GEIS findings. No objections were made.

**New Business:**

**2022-041 633 MacElroy Road 2 Lot Subdivision (Horstman)**

SBL: 258.-2-14

Subdivide vacant lot from 633 Macelroy Road, 633 Mac Elroy RD, Zoned: R1 –

Residential Status: Concept Citizenserve File Number: 22-000049, Application Number:

SUB22-000012 Applicant: Horstman , Consultant: Gilbert VanGuilder Land Surveyor,

PLLC - Robert Wilklow

Last Seen On: n/a

**Consultant/Applicant Presentation:**

**Staff Comments:**

**The Environmental Conservation Commission and issued a memo recommending:**

- The ECC requests a plan that includes the adjacent lot (627 Mac Elroy Road) so it can assess any environmental impacts.
- The ECC requests confirmation that the proposed septic systems are the minimum distance from any wells either on the property or adjacent lots.
- The ECC recommends that this property utilize the public water system if available.

**Wade Schoenborn, Building and Development issued a memo stating:**

- Postal Verification
- No Further comments at this time.

**Scott Reese, Zoning Administrator issued a memo stating:**

- Applicant shall show the parcel and all structures at 627 Mac Elroy Road as proposed Lot B effects this parcel.
- Applicant shall be aware of separation requirements of the proposed septic field from dwellings, property lines, wells, and water courses. The well locations at 622 & 627 Mac Elroy Road should be located to verify the required separation distances are met.

**John Scavo, Director of Planning issued a memo stating:**

- The new septic system must demonstrate compliance with NYS Appendix 75-A Wastewater Treatment Standards Residential Onsite Systems to obtain a building permit

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

**STATE ENVIRONMENTAL QUALITY REVIEW**

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an “Unlisted” action. In Town Code Section 208.95(F)(9): Subject to and in accordance with the State Environmental Quality Review Act (SEQRA), the Planning Board shall be the lead agency for the purpose of conducting the environmental review of the application for a site plan. The Planning Board shall conduct an integrated comprehensive environmental review of the proposed project in combination with its review of the application under this article. If 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:

- a. Town of Clifton Park Planning Board: Plan approval

Additional agencies may be identified by the Town during its review of the project.

#### SHORT ENVIRONMENTAL ASSESSMENT FORM

The applicant has submitted Part 1 of the Short Environmental Assessment Form (SEAF). Based upon our review of the submitted Part 1 SEAF, the following comments are offered

2. Part 1 13.a. – The response indicates that wetlands or other waterbodies regulated by federal, state or local agencies adjoin or are contained within the project site per the EAF Summary Report. The applicant should provide documentation that confirms the presence or absence of federally regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.
3. No further comments at this time.

#### SUBDIVISION

4. The project is located within the Town's Residential 1 District (R-1). The proposal is to subdivide into two lots with the existing home being on one and a single family proposed on the other.
5. In reviewing the proposed lot layout in comparison to Section 208-11 of the Town's Zoning, it would appear all minimum bulk lot requirements are satisfied.
6. The project proposed a shared drive. The applicant shall provide a draft maintenance agreement for review by the Planning Board's legal counsel.
7. The shared driveway layout shall be reviewed by the responding emergency service agencies. Subsequent plans shall include appropriate information demonstrating compliance with the NYS Fire Code.
8. Subsequent plans shall identify whether driveway culverts will be required at MacElroy Road to adequately convey roadside drainage.
9. Verify location of proposed septic system including the 50% expansion area. Confirm it meets the setbacks required of Appendix 75-A of the State Sanitary Code.
10. The applicant proposes to service the lot with an on-site septic system. The proposed septic system shall be designed by a New York State licensed professional engineer and conform to the requirements of the New York State Department of Health (Section 208-91) for review and approval by the Town Building Department.
11. Confirm the design parameters in determining the required absorption lateral length pursuant to the NYSDOH Residential Onsite Wastewater Treatment Systems Design Handbook and Appendix 75A-Wastewater Treatment Standards - Residential Onsite Systems.
12. All lot grading shall be such that drainage is directed away from the homes and towards lot lines and ultimately to an approved drainage course as required by



- Section 86-7(A)(5) of the Town Code. In order to demonstrate conformance to the stated regulations, an overall project grading plan should be developed for review.
13. Pursuant to Section 86-10 of the Town Zoning, the applicant shall be required to plant two trees per living unit on the street side of new construction sites. Provide planned species to be planted for review.
  14. Provide notation on the plan as follows:
    - a. No Utilities shall be installed beneath the proposed driveways.
    - b. Any work required within the Town right-of-way shall be subject to any permitting from the Clifton Park Highway Department (driveway, culvert, water service, sewer).
  15. Provide information on the plans to indicate how potential sump pump laterals may be positioned which shall be in conformance with Section 86-7(A)(6) of the Town Code.
  16. Prior to approval or filing of the subdivision plat with the Saratoga County Clerk, the appropriate 911 emergency response numbers must be obtained for and assigned to each lot created and placed on the filed plat.
  17. Considering this plan is conceptual in nature, subsequent comments will be provided with a preliminary plan submission.

**Public Comments:**

No public comment.

**Planning Board Review:**

**Old Business:**

**2021-069 Boni Wooddale Drive 9 Lot Subdivision**

SBL: 259.-2-71

9 lot duplex Cluster Subdivision, Wood Dale Dr Rear, Zoned: B1 - Business Non Retail 1  
 Status: Preliminary Citizenserve File Number: 2021-069, Application Number: SUB22-000013 Applicant:KLB Enterprises, LLC , Consultant: ABD Engineers, LLP - John Hitchcock

Last Seen On: 8/9/22

**Consultant/Applicant Presentation:**

Dana Salizar – attorney – Ms. Salizar stated that Mr. Luigi Palleschi from ABD Engineering had made changes to the project. She stated that MJE comments were addressed and she would like to reschedule to application for the next Planning Board Meeting.

**Staff Comments:**

**The Environmental Conservation Commission and issued a memo recommending:**

- Based upon the comments made by the Planning Board Director, dated November 7th, 2022, this project appears to be in violation of Town Code. The ECC supports these comments in this letter.
- The ECC would like to reiterate its August 2nd, 2022, six comments.

**Wade Schoenborn, Building and Development issued a memo stating:**

**Scott Reese, Zoning Administrator issued a memo stating:**

**Scott Reese, Stormwater Management Technician issued a memo stating:**

**John Scavo, Director of Planning issued a memo stating:**

**Mike OBrien, Sewer Department, issued a memo stating:**

- The project lies within the Clifton Park Sewer District #1 and will need to comply with the Town Sewer Use laws.
- Grinder Pumps are required to be exterior and placed within fifteen feet of the driveway.
- Town Sewer Department will need information regarding flows and system design for review. This project discharges to an existing pump station and system capacity to accept this project must be verified. Additionally, detailed information regarding head pressures in relation to this subdivision should be provided.
- The Town of Clifton Park will not own this sewer main until the Applicant meets the dedication requirements used by the Clifton Park Sewer District #1.
- Grinder Pumps shall be owned and maintained by the individual homeowners. It is recommended the Applicant consider automatic standby generators for each home as sewage service will not be possible in the event of a power outage.
- Since this project is within the Clifton Park Sewer District #1, \$1,000 hook up fee per connection (\$18,000 total) shall be paid prior to any work or connection involving a Town sewer main.
- A SCSD#1 grinder pump permit and start up will be required for each connection.
- The Town of Clifton Park Sewer Department is requesting a standard detail for a grinder pump connection and the core connection at the manhole on Wood Dale be placed on the plans for review. If the structure on Wood Dale Drive is deemed to be failing and unable to be cored and sealed, a new structure will need to be installed by your client as part of this project.

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

SITE PLANS

1. The applicant has resubmitted a concept plan for the proposed development by proposing a Town road.
2. Provide road typical section detail.
3. A town road shall have a minimum center-line radius for horizontal curves of 300 feet. It appears a portion of the road contains a center line radius of 280 feet.
4. Pursuant to Town Code 86-6 (F) dead-end streets shall not service in excess of 18 residential units, the proposal is for a total of 20 units (2 existing and 18 proposed).
5. The pavement radius at the entrance to the turnaround shall be at least 50 feet.
6. When a street will service in excess of 18 residential units, a second means of access must be provided to the end of the street.
7. Vertical parabolic curves shall be introduced at changes of grade exceeding an algebraic difference of 1%. The transition from -4.80% to 4.22% should be reviewed.
8. The locations of proposed traffic signage could not be found on the plans. The plans should provide additional information regarding the types and locations for proposed signage. The final location(s) for all proposed street signs will be subject to approval by the Town Highway Superintendent. All traffic regulatory signage shall be in conformance with MUTCD (New York Version) standards and shall reference that appropriate MUTCD number(s).
9. Section 86-6(E)(5) of the Town Code requires that street lighting be provided at the intersection of subdivision streets and an existing arterial or collector street. Subsequent plans may need to show a street light at the intersection with Wooddale Drive, if deemed appropriate for the existing setting.
10. All comments from our May 5, 2022 review letter are still applicable.
11. Considering this plan is conceptual in nature, subsequent comments will be provided with a preliminary plan submission.

#### SITE DISTANCE ANALYSIS

12. The report states that the estimated speeds were 35 mph. The report should include the methodology for how this speed was estimated.
13. The report only discusses the shortest sight distance measured and the comparison to AASHTO stopping sight distance. The discussion should include all intersection sight distance cases that apply to this roadway in addition to stopping sight distances for vehicles approaching from both directions on Wood Dale Drive. Intersection sight distance cases B1, B2, and F from AASHTO should be included as well as a comparison to measured sight distances for all cases. If any of the AASHTO distances are not available given the distances measured, explanation of what is required to achieve those distances or other mitigation shall be included and how the developer plans implement the mitigation. Photos of the site

would be useful to include in the report as well to demonstrate the sight distances from the proposed road and identify any limiting factors.

**Public Comments:**

No public comments.

**Planning Board Review:**

Ms. Bagramian stated that the application will be scheduled for the next meeting.

**New Business:**

**2022-043 287 Ushers Rd Business Park Site Plan**

SBL: 259.-2-37.1

Construction of a commercial building, 287 Ushers Rd, Zoned: L2 - Light Industrial 2, Status: Concept Citizenserve File Number: 22-000052, Application Number: SPR22-000020 Applicant: Mount Whitney Meadows, LLC, Consultant: EDP - Gavin Vuillaume  
Last Seen On: n/a

**Consultant/Applicant Presentation:**

Joe Dannible – EDP – Mr. Dannible stated that here tonight with him is Mr. Mike Bernane, the owner. He stated that this application is for the old Rite Tool building property site. He stated that they would like to expand with phasing development. Mr. Dannible stated that the first to be developed would be a 9,000 sf building addition to the existing building with a staging area and equipment storage to the rear with a buffer area for the Northway. Mr. Dannible stated that the distance between the property and the Northway is 268 feet and 262’ from the berm. He stated that there are trees within this buffer that will not be touched. He stated that they would like to utilize the remainder of the land as 3 flex space buildings at 30,000 sf total, which would bring the total to 46,000-47,000 sf. Mr. Dannible stated that there would be a turnaround area at the end of the drive for fire apparatus and trailer turnaround. He stated that water and sewer would be on site as well as stormwater management. Mr. Dannible stated that there would be 46% green space on site.

**Staff Comments:**

**The Environmental Conservation Commission and issued a memo recommending:**

- The ECC recommends a traffic study due to the high volume of both car & truck traffic.

**Scott Reese, Zoning Administrator issued a memo stating:**

**Scott Reese, Stormwater Management Technician issued a memo stating:**

**John Scavo, Director of Planning issued a memo stating:**

- The proposed project is subject to Section 239 of General Municipal Law and has been referred to the Saratoga Co. Planning Board for a recommendation at their 12/21 meeting.
- The applicant should note if the flex storage buildings propose overhead doors at grade with the adjacent parking area.
- The applicant should consider as an aspect of the new construction, accommodations to install the conduit under the pavement to designated parking stalls for preparation of future EV Charging Stations. Such infrastructure accommodations at the time of new construction will further the goals of the 2016, "Capital District Electric Vehicle Charging Station Plan". The costs to run conduit at the time of new construction greatly decreases costs to install EV Charging Stations in the future since pavement within the parking area will not need to be torn-up to run electrical connections.
- The applicant, when working with a structural architect for the building design, may want to identify an electrical panel location for convenient PV system inter-connections, and keep space available in the electrical panel for a PV circuit breaker. It is easier and more cost effective to plan at the time of new construction for future green infrastructure accommodations such as PV Systems.
- Please clarify if the applicant proposes a loading dock for the Northwest side of the 12,000 Sq. Ft. storage building.
- After reviewing a more detailed preliminary plan set, additional comments are likely to follow.

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

**STATE ENVIRONMENTAL QUALITY REVIEW**

Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. If 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:

- a. Town of Clifton Park Planning Board: Site Plan approval
- b. Saratoga County Planning Board: 239m referral
- c. Saratoga County Sewer District #1: Sewer connection
- d. Clifton Park Water Authority: Water connection
- e. NYS Historic Preservation Office: archeological sensitive area
- f. NYS Dept of Environmental Conservation: Environmental Remedial Site

g. NYS Dept of Environmental Conservation: Stormwater permit approval  
The applicant has submitted Part 1 of the Short Environmental Assessment Form (SEAF). Based upon our review of the submitted Part 1 SEAF, the following comments are offered:

1. Part 1.3b – Indicate the total acreage to be physically altered.
2. Part I.12b – The response indicates that the project site is located within or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The applicant should provide a correspondence letter from SHPO to confirm the presence or absence of archeologically sensitive resources.
3. Part I.15 – The response indicates that the project site may contain species of animals or associated habitats, listed by the State or Federal government as threatened or endangered, including the Frosted Elfin and Karner Blue. The applicant will need to provide correspondence from the Permits staff at the NYSDEC Region 5 Office to confirm the presence or absence of the listed species and for any permit considerations. The applicant should also provide correspondence from the NY Natural Heritage Program to confirm the presence or absence of rare plants or animals and significant natural communities as well as the US Fish and Wildlife Service IPaC database.
4. Part I.17 – The response indicates that the proposed action will create stormwater discharge. A stormwater analysis should be conducted to ensure there will be no adverse impacts to adjacent or down gradient properties.
5. Part I.18 – The response indicates the construction would not result in the impoundment of water. However, on the site plan the applicant has identified three (3) Stormwater Management Areas. The answer should be modified.
6. No further comments at this time.

#### SITE PLAN

7. The project is located within the Town's Light Industrial District (LI-2). The proposal for mixed light industrial uses is a permitted principal use within the LI-2 District as noted in Section 208-64(B) of the Town's Zoning.
8. Based upon a review of the lot configuration, it appears the minimum bulk lot requirements as identified in Section 208-65 of the Town's Zoning are satisfied.
9. The project will disturb more than 1-acre of land. As such, it will be subject to the NYSDEC Phase II Stormwater Regulations and General Permit GP-0-20-001. Therefore, a full SWPPP will be required that addressed water quantity and quality controls. As the project proceeds through the Town's regulatory review process, a fully conforming SWPPP shall be provided for review.
10. The project is proposing to be serviced with public water from the Clifton Park Water Authority. The applicant shall provide the Town documentation of the CPWA's ability and willingness to service the project with potable water.
11. The project is proposing to be serviced with public sewer from the Saratoga County Sewer District. The applicant shall provide the Town documentation of the SCSD's ability and willingness to service the project with public sewer. Any action on the application should be conditioned upon receipt of plan approval from the SCSD.
12. Provide anticipated water and sewer usage information.

13. The plan shows providing 160 parking spaces. Provide a narrative and table on how they were derived.
14. Provide locations for ADA parking spaces.
15. It is recommended that at a minimum the number of peak hour vehicle trips, including truck trips and sight distance at the project entrance be provided.
16. The existing curb cut will need to be widened to accommodate the proposed development. Any work within the right of way shall be coordinated with NYSDOT.
17. Provide the locations of the proposed utility connections.
18. Subsequent plans shall describe or illustrate the project's proposed landscaping to ensure conformance with Section 208-66(B) of the Town Zoning. The overall intent of this section is to promote and achieve, where possible, a well-landscaped site that takes into consideration the surroundings and the total environment. Consideration shall be given to preservation of natural and existing vegetation as well as new plantings throughout an entire site.
19. Subsequent submissions should include architectural renderings of the building along with identification of materials of construction. There should also be indication whether or not roof top units are expected and how they may be screened from the public right of way.
20. Subsequent submissions shall include the proposed lighting plan.
21. The following comments are relative to the site plan and its conformance to the NYS Fire Code (NYSFC). The Town Fire Official shall have final authority on the applicability of these comments to the proposed site layout:
  - b. Determine if a Knox Box is required based upon the building arrangements, occupancy and materials of construction. If one is required, its location is subject to the review and approval of the Fire Chief.
  - c. If the proposed building is to be provided with an automatic sprinkler, show the location of the fire department connection to ensure they are reasonably accessible.
  - d. Section 912.2 of the IFC requires a fire hydrant to be located within 100-feet of the building's fire department connection. It is not clear from the plans where the closest hydrant to the site is or where the fire department connection may be. Additional hydrants may be necessary.
  - e. Identify the actual height of the building. If greater than 30-feet in height above the average grade plan, aerial apparatus access shall be provided that is between 15 and 30 feet of one entire side of the building in accordance with Appendix D105 of the IFC. If aerial apparatus access is required, its location shall be identified on the plans.
  - f. Provide a turning template analysis for the largest emergency vehicle that may respond to an event at the site.
22. Provide notation on the plan as follows: a. No Utilities shall be installed beneath the proposed driveways. b. Any work required within the NYSDOT right-of-way shall be subject to any permitting from the NYSDOT (driveway, culvert, water service, sewer
23. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans and reports are submitted. Subsequent submissions shall include information as outlined in Section 208- 115 of the Town zoning specific to site grading,

lighting, erosion control and stormwater management to fully assess the design and its compliance to the applicable standards.

**Public Comments:**

No public comment.

**Planning Board Review:**

Ms. Bagramian asked if the 12,000 sf buildings would have loading docks and if so what the turning radius would be. Mr. Dannible stated that they would have docks and that the vehicles would be able to enter the facility and turn around or back up to the loading docks.

Mr. Ophardt asked if there would be a no cut buffer from the Northway. Mr. Dannible stated that they are adhering to the 50' no cut buffer but there are bends for the exit ramps and no GEIS buffer for them. He stated that there is a 14' elevation change to the Northway to the property. Mr. Ophardt asked about the 160 parking spaces that are being proposed. Mr. Dannible stated that the number is for the entire site but they may have extra dependent on the tenants for the flex space. He stated that they can look into seeing if they are over parked.

Ms. Westrick stated that she feels eliminating some parking will help with the entry. Mr. Dannible stated that they can look into it but they have to consider DOT and keeping green space to the front.

Mr. Neubauer stated that the layout looks more like a shopping plaza rather than warehouse but he stated he is having trouble with the stormwater management as there is a lot of pavement being added to the site. Mr. Neubauer suggested banking parking. Mr. Dannible stated that if they can make the stormwater management more efficient they will. Mr. Neubauer stated that he feels that the architectural treatment of this proposal needs to be appropriate even though the buildings are set back in the site.

Ms. Bagramian suggested porous pavement. Mr. Dannible stated that they have not yet looked into this but it is an option and this is a phased project so everything will not be done at once. Ms. Bagramian asked if the current pavement would be resurfaced. Mr. Dannible stated it was done in 2019.

Mr. Martin stated he liked the way the applicant is utilizing the site to hide the buildings.

Mr. Andarawis asked why there is not rooftop solar as they are seen a lot in fields but they would work here. Mr. Scavo stated that the energy produced are not given back to the grid and there is no legislation for this yet.



**New Business:****2022-044 1739 US-9 Medical Building Site Plan(Alda)**

SBL: 272.1-2-13.1

Construction of a 2 story medical facility, 1739 Us Rt 9, Zoned: B4A - Highway Business/Restricted Retail Status: Preliminary Citizenserve File Number: 22-000054, Application Number: SPR22-000021 Applicant: Hannoush , Consultant: Bohler Engineering, PLLC - Caryn Mlodzinowski  
Last Seen On: n/a

**Consultant/Applicant Presentation:**

Caryn Mlodzinowski – Bohler – Ms. Mlodzinowski stated that this application is for the redevelopment in the B-4 zone with an 10,650 +/- sf building. She stated that the first floor would be 6,305 sf with the remaining square footage on the second floor. She stated that they went to the ZBA for 4 variances and removed 2 setbacks and had a reduction of the building to meet zoning and greenspace requirements. Ms. Mlodzinowski stated that there are no tenants currently but the building will be medical and it would have 71 parking spaces. She stated that utilities are available for the site and stormwater is under one acre of disturbance. Ms. Mlodzinowski stated that they would be reusing the current curb cut and the architecture that is presented tonight reflects the project and matches the building to the rear.

**Staff Comments:****The Environmental Conservation Commission and issued a memo recommending:**

- 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.
- 2. The ECC recommends the applicant to plant additional native tree species in designated open space.

**Wade Schoenborn, Chief of the Bureau of Fire Prevention issued a memo stating:****Scott Reese, Zoning Administrator issued a memo stating:****Scott Reese, Stormwater Management Technician issued a memo stating:**

**The Trails Subcommittee issued a memo stating:**

**Jennifer Viggiani, Open Space Coordinator issued a memo stating:**

**John Scavo, Director of Planning issued a memo stating:**

- Necessary area variances have been granted by the ZBA for the site plan as proposed.
- The proposed project is subject to Section 239 of General Municipal Law and has been referred to the Saratoga Co. Planning Board for a recommendation at their 12/21 meeting.
- The applicant should consider as an aspect of the new construction, accommodations to install the conduit under the pavement to designated parking stalls for preparation of future EV Charging Stations. Such infrastructure accommodations at the time of new construction will further the goals of the 2016, "Capital District Electric Vehicle Charging Station Plan". The costs to run conduit at the time of new construction greatly decreases costs to install EV Charging Stations in the future since pavement within the parking area will not need to be torn-up to run electrical connections.
- The applicant, when working with a structural architect for the building design, may want to identify an electrical panel location for convenient PV system inter-connections, and keep space available in the electrical panel for a PV circuit breaker. It is easier and more cost effective to plan at the time of new construction for future green infrastructure accommodations such as PV Systems.

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

**STATE ENVIRONMENTAL QUALITY REVIEW**

Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. In Town Code Section 208.95(F)(9): Subject to and in accordance with the State Environmental Quality Review Act (SEQRA), the Planning Board shall be the lead agency for the purpose of conducting the environmental review of the application for a site plan. The Planning Board shall conduct an integrated comprehensive environmental review of the proposed project in combination with its review of the application under this article. If 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:

- a. Town of Clifton Park Planning Board: Plan approval
- b. Saratoga County Planning: 239-m County Referral
- c. Saratoga County Sewer District #1: connection to SCSD
- d. Clifton Park Water Authority: water connection
- e. NYS Dept of Environmental Conservation: Stormwater permit approval
- f. NYS Dept of Transportation: Driveway access

Additional agencies may be identified by the Town during its review of the project.

The applicant has submitted Part 1 of the Short Environmental Assessment Form (SEAF). Based upon our review of the submitted Part 1 SEAF, the following comments are offered:

1. Part 1. 12.b. – The response indicates that the project site is located within or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The applicant should provide a correspondence letter from SHPO to confirm the presence or absence of archeologically sensitive resources.
2. Part 1 13.a. – The response indicates that wetlands or other waterbodies regulated by federal, state or local agencies adjoin or are contained within the project site per the EAF Summary Report. The applicant should provide documentation that confirms the presence or absence of federally regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.
3. Part I.17 – The response indicates that the proposed action will create stormwater discharge. A Grading & Drainage Plan is included as part of the site plan.
4. No further comments at this time.

#### PROJECT NARRATIVE

5. No comments.

#### SITE PLAN

6. The project is located within the Town's Highway Business/Restricted Retail District (B-4A). The proposal for medical offices is not listed as a permitted principal use within the B-4A District as noted in Section 208-50.2(B) of the Town's Zoning. This should be reviewed by the Town's Zoning Officer.
7. In our review of the concept plan submitted, it appears that there are instances where the bulk lot requirements are not satisfying the minimum requirements set forth in Section 208-50.3 of the Town's Zoning. The potential lot deficiencies identified are as follows:
  1. Section 208-50.3(B) requires there shall be no parking allowed within 30 feet of the front lot line.
  2. Section 208-50.3(D) requires no building shall be placed closer to a rear property line than 50 feet if the adjacent district is a residential district. The applicant has indicated they will be seeking area variances for the items above.
8. The project is proposing to be serviced with public water from the Clifton Park Water Authority. The applicant shall provide the Town documentation of the CPWA's ability and willingness to service the project with potable water.
9. The project is proposing to be serviced with public sewer from the Saratoga County Sewer District. The applicant shall provide the Town documentation of the SCSD's ability and willingness to service the project with public sewer. Any action on the application should be conditioned upon receipt of plan approval from the SCSD.
10. Future submissions should show the existing sanitary sewer and watermain and the proposed connection type for each.

11. Subsequent submissions should include water and sewer details.
12. The analysis assumes an infiltration rate for the initial assessment. Provide soil testing results for stormwater infiltration chambers area. This shall include tests pits to confirm adequate separation to seasonal high groundwater and infiltration tests to ensure the in-situ soils can accept the runoff and/or effluent.
13. Confirm that additional accessible parking is not required based upon the medical uses that may be proposed.
14. It is recommended that at a minimum the number of peak hour vehicle trips, including truck trips and sight distance at the project entrance be provided.
15. The existing storm discharge pipe from the underground system should be in an easement for future maintenance as it goes onto the neighboring property.
16. The following comments are relative to the site plan and its conformance to the NYS Fire Code (NYSFC). The Town Fire Official shall have final authority on the applicability of these comments to the proposed site layout:
  - a. Determine if a Knox Box is required based upon the building arrangements, occupancy and materials of construction. If one is required, its location is subject to the review and approval of the Fire Chief.
  - b. If the proposed building is to be provided with an automatic sprinkler, show the location of the fire department connection to ensure they are reasonably accessible
  - c. Section 912.2 of the IFC requires a fire hydrant to be located within 100-feet of the building's fire department connection. It is not clear from the plans where the closes hydrant to the site is or where the fire department connection may be. Additional hydrants may be necessary.
  - d. If the proposed building is greater than 30 feet high, therefore a twenty-six (26) feet wide aerial apparatus access shall be provided that is between 15 and 30 feet of one entire side of the building in accordance with Appendix D105 of the NYSFC. The aerial apparatus access shall be identified on the plans.
  - e. Provide a turning template analysis for the largest emergency vehicle that may respond to an event at the site.
17. Subsequent plans should include architectural elevations of the building with a listing of the materials of construction for review by the Planning Board.
18. Provide notation on the plan as follows:
  - a. No Utilities shall be installed beneath the proposed driveways.
  - b. Any work required within the Town right-of-way shall be subject to any permitting from the Clifton Park Highway Department (driveway, culvert, water service, sewer).
19. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans and reports are submitted. Subsequent submissions shall include information as outlined in Section 208- 115 of the Town zoning specific to site grading, lighting, erosion control and stormwater management to fully assess the design and its compliance to the applicable standards.

#### DRAINAGE REPORT

20. The report supports the statement that the project will have no adverse impact between pre and post development conditions.

**Public Comments:**

No public comment.

**Planning Board Review:**

Ms. Fariello stated that she likes the façade, Ms. Bagramian and Mr. Martin agree.

Mr. Ophardt asked why the building is set far back. Ms. Mlodzinowski stated that she looked at reusing the building footprint but couldn't get the parking to work so this allows for the parking to fit on the site. She stated that they did not look at putting the building in front with the parking behind.

Mr. Neubauer stated that the land is adjacent to the TC zone and there is a 0'-15' build to line for it. And this application is 150' from the center line so he feels this is unfortunate if it cannot be changed. She stated that she is not sure if the Town has trail plans for this area.

Mr. Andarawis stated that he also prefers the building to the front and it would be optimal here. He stated that he feels if the parking cannot be flipped than more buffering in the front would be requested. He stated that the applicant can go for a variance to move the building more forward. Ms. Mlodzinowski stated that she will look into moving the building more forward.

Mr. Scavo stated that the applicant could look into shared parking with an easement from the form based code.

**Discussion Items:**

None

Ms. Fariello moved, seconded by Mr. Andarawis, adjournment of the meeting at 11:00 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on January 10<sup>th</sup>, 2022.

Respectfully submitted,

*Paula Cooper*

Paula Cooper, Secretary