



**Planning Board Meeting**  
**July 8, 2008**

Those present at the July 8, 2008 Planning Board meeting were:

Planning Board: S. Bulger, Chairman, J. Koval, E. Ophardt, J. Thorne, T. Werner

Those absent were: J. Larkin, S. Pace

Those also present were: J. Viggiani, Open Space Coordinator;  
J. Romano, Clough, Harbour and Associates;  
J. Quinn, Chairman, Environmental Conservation  
Commission;  
P. Pelagalli, Counsel;  
J. Dean, Secretary

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

**Public Hearings:**

Mr. Bulger explained that although the first two items listed on the agenda were to be conducted as public hearings, a technical difficulty prevented notices from being published as required. Public hearings for these two agenda items will be conducted at the August 12, 2008 Planning Board meeting.

[2008-004] **Elliott, Terrence** – Proposed land transfer and (2) lot subdivision, 710 and 712 Tanner Road – Preliminary review.

Mr. Kevin Dailey, legal representative for the applicant, presented this application for the Board's consideration. The application calls for the subdivision of 35 acres of land in the CR (Conservation Residential) zone on the west side of Tanner Road approximately 2,500 feet north of its intersection with Route 146. The proposal contains two parts. The applicant proposes the adjustment of the boundary lines between Lots #710 and #712 to allow for additional frontage for Lot #712 and relocation of the driveway serving Lot #712 entirely onto that property. The reciprocal transfer of land does not create any new lots and leaves each lot the same size. The application also calls for the subdivision of Lot #712 into lots of 8.01 acres and 25.04 acres, respectively. The largest lot contains an existing residence. It is the owner's intention to transfer the newly-created lot to a family member. The new lot will be accessed via a combined driveway with Lot #712 and will be served by an on-site well and septic system.

Ms. Viggiani, Open Space Coordinator, provided comments offered by the Planning Department. She reported that Mr. Scavo had spoken with a representative of VanGuilder Associates regarding accurate depiction of the lot lines and property boundaries to the north. Mr. Dailey explained that the plans presented at this evening's meeting have been revised to illustrate the proper boundary locations. An adjoining neighbor has expressed concern that the existing houses to the north and associated well and septic locations have not been accurately illustrated on the plan. It is recommended that a note to the plan that states that no further subdivision of the property will be permitted.

Mr. Mackesey, representative of the Trails Subcommittee, recommended that the applicant convey a 15' strip of land along Vischer Ferry Road to allow for possible future roadway improvements.

Mr. Dailey asked that the Planning Board not restrict future subdivision of the property since there is a significant upland area in the southwestern portion of the property that may be suitable for future subdivision. The applicant does not wish to restrict any development option that may be available to him under current or future zoning regulations.

In response to Ms. Viggiani's request for clarification of the status of the delineated wetlands, Mr. Dailey explained that the wetland areas were delineated on the parcel on May 9, 2008 by Mr. VanGuilder's survey team. NYSDEC issued a permit for a proposed driveway crossing on May 27, 2008.

Ms. Viggiani read comments prepared by Mr. Steve Myers, Director of Building and Development. He notes that keyhole lot setbacks and frontage requirements appear to have been met. The proposed driveway must meet the NYSFC requirements.

Mr. Romano provided comments prepared by Clough, Harbour, and Associates. The plan does not accurately reflect the lot lines of the adjoining properties to the north.

From recent air photos, it appears there are houses with on-site wells and septic systems in close proximity to the proposed house, well, and septic system location. Any existing occupations within 200 feet of the proposed well and septic location must be shown to verify adequate separation, as the existing occupations are expected to lie up gradient of the proposed improvements. Concern has been raised regarding the separation of the proposed house and septic system from neighbors to the north. Given that the project site is wooded in the area of the proposed improvements, the impacts to existing wooded buffers should be considered by the Planning Board. Because the proposed subdivision falls under the zoning requirements of one lot per ten acres, and this requirement could be violated by future subdivisions involving only one of the parcels, a note should be added to the plans restricting future subdivision, deed restricting adequate acreage to limit future development, or placing a note on the plans that no future subdivisions of any lot shall occur without consideration of the original subdivision and the overall density limitations of a maximum of four lots per 35.4 acres. The date of the wetland delineations should be added to the plan together with the firm responsible for the delineation. The Town's standard notes for lots with common ingress/egress should be added to the plan. It does not appear that the plan reflects adequate provisions to turn-around fire apparatus within 100 feet of the proposed house. Temporary erosion and sediment controls may be required during construction to prevent downstream drainage impacts. A note should be added to the plans indicating required compliance with New York State Standards and Specifications for Erosion and Sediment Control, August 2005.

Mr. Quinn, Chairman of the Environmental Conservation Commission, stated that the ECC provided the following comment. The ECC requests information on the existence of any DEC or ACOE wetlands on adjacent Lot #4 of the Tanner Road subdivision, the presence of which may impose limitations on the development of Lot #712A.

Ms. Sandra Cummings, 726 Tanner Road, read from a prepared letter to the Planning Board that outlined her family's concerns regarding the proposed subdivision. One item of concern was the proposed driveway that would be located in close proximity to the Cummings' rear property line: there is a fear that headlights would be directed at the rear windows of her home, impacting the privacy her family now enjoys. The speaker recommended that the driveway be "straightened and moved" a further distance from the property boundary. Ms. Cummings complained about existing noise from the applicant's residence and was opposed to the construction of an additional home that would produce additional disturbance. The speaker also asked that Board members consider negative impacts of the development on the existing wildlife population.

Mr. Jeff Cutter, adjoining property owner, explained that at the time he and his wife purchased their home at 730 Tanner Road a year ago, they believed that the area now slated for development contained delineated wetlands that would prevent any development that would negatively impact their privacy. They asked that the applicant provide at buffer of "at least 100 feet" to maintain the "woody character" of the neighborhood and protect their privacy. Mr. Cutter asked that the subdivision plan illustrate the locations of existing homes, septic systems, and wells, and proposed clearing limit lines.

Ms. Viggiani explained that the Town of Clifton Park has not changed the L-C zone boundaries: wetland areas and buffers do change over time. She also noted that the

mapping available through the Town's geographic information overlay system is to be used as a guide for possible wetland investigation: it is not an accurate site-specific depiction of delineated wetland areas.

Mr. Koval asked if the proposed residence could be moved closer to Tanner Road. Mr. Dailey stated that the applicant will consider such relocation, though he observed that the location must allow space for the required emergency vehicle turn-around area. Mr. Dailey also spoke to Ms. Cummings' concern regarding the driveway location, explaining that the driveway location was dictated by NYSDEC permit approvals. Mr. Bulger asked that the applicant provide evergreen plantings along the northern property boundary and proposed driveway to provide a buffer. The applicant was asked to provide information regarding the location of the well and septic system on the Cutter property: Mr. and Ms. Cutter granted permission for the consultant to access their property for such a purpose. Mr. Bulger explained that a properly noticed public hearing must be held prior to Board action. It is expected that the hearing will be held on August 12, 2008.

[2007-057] **Lussier Drive Subdivision** – Proposed (18) lot subdivision, Boyack Road – Preliminary review.

Mr. Ken Gifford, project developer and landscape architect, and Mr. John Belyea, engineering consultant, presented the revised project plan. The focus of the evening's discussion was the location of the access point for the subdivision. Mr. Gifford's stated goals for the project were to maintain the qualities of the parcel, minimizing disturbance to wetland and forested areas while providing reasonable access and storm water management that met all current NYSDEC standards. He stated that grading plans will be provided for each lot. Mr. Gifford offered information regarding sight distances along Boyack Road and provided rationale for the traffic study conducted by the Creighton-Manning Engineering firm. In response to comments provided by Clough, Harbour, and Associates as well as Board members, three design plans have been prepared. All were presented for consideration. One illustrated an access to the proposed development through the existing Fox Hollow subdivision. A second showed the access onto Boyack Road at or near the existing driveway. A third design included access at a four-way stop at Carriage Road. Mr. Gifford explained that the design plan prepared by Clough, Harbour, and Associates for consideration – providing access to the subdivision from the existing Fox Hollow subdivision at Archer Drive – was undesirable for the following reasons. The access point would add to local traffic on an internal subdivision street, necessary cuts to existing slopes would be severe and would seriously affect existing drainage patterns, and extensive clearing of trees would be required. Mr. Gifford stated that he believes a curb cut onto Boyack Road would produce minimal traffic impacts.

In response to Mr. Bulger's request for information regarding a proposed four-way intersection/access at Carriage Road, Mr. Gifford described that location as the "most disruptive" in terms of damage to the existing landscape and the most "cost prohibitive" due to the amount of excavation required.

Ms. Viggiani, Open Space Coordinator, reported that there were no new comments prepared by the Planning Department. Mr. Mackesey, representative of the Trails Subcommittee, reiterated previous comments, noting that a future “neighborhood trail connection” along Boyack Road to the Vischer Ferry Nature Preserve may be possible. Mr. Myers, Director of Building and Development, reported that since no new documents submitted, he had no additional comments at this time.

Mr. Romano provided comments prepared by Clough, Harbour, and Associates. In response to the information provided by Creighton-Manning Engineering firm regarding the use of intersection warning signs as stated in the Federal MUTCD and NYS Supplement, it is Clough, Harbour, and Associates’ position that warning signs are not appropriate mitigation for the creation of a new intersection with sight distance less than recommended standards. Although the firm is familiar with the Federal manual and NYS Supplement and although warning signs may be applicable in certain design situations, or to address existing conditions, they should not be considered to be surrogate mitigation for a non-standard design of a new intersection or roadway when other reasonable options exist. As such, Clough, Harbour, and Associates again recommends a connection to Archer Drive in lieu of the direct access to Boyack Road. In response to the information provided by the applicant that new enforcement efforts will be used to reduce the 85<sup>th</sup> percentile operating speed along Boyack Road in the vicinity of the proposed intersection, thereby reducing sight distance requirements: it is recommend that these measures be confirmed to be supported by the Clifton park Town Board and Highway Superintendent and their long term effectiveness evaluated after implementation. In addition, it is recommended that the “reduced” 85<sup>th</sup> percentile operating speed” be re-evaluated in terms of recommended and available sight distance. The Planning Board and applicant’s consultant may wish to consider the merits of a sketch prepared by Clough, Harbour, and Associates since this sketch addresses many of the layout concerns identified in previous comment letters and provides a development density of fifteen lots.

Mr. Quinn, Chairman of the Environmental Conservation Commission, stated that the ECC provided the following comments and recommendations after review of project plan. The ECC reiterated the following comments. The applicant should reserve and display on the subdivision proposal sufficient rights-of-way to accommodate multi-use trails to interconnect the proposed subdivision with existing and contemplated trail networks, as defined in the Town Trails Master Plan. Additionally, the ECC reiterates that the following standard statements should be added to the plot plan:

- This parcel (subdivision) is located in an area where aviation activity occurs. Such activity may include, but is not limited to periodic noise, vibration, extended hours of operation and other associated activities. A study describing this impact in detail is available for inspection at the office of the Albany International Airport.
- Federal Jurisdictional Wetlands have been identified on this site. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in Federal Wetlands.
- The borders of all land that is to remain undisturbed shall be clearly marked on the site before site preparation begins. These on-site

boundary markers shall remain until construction is completed and soils are stabilized.

- All erosion and water quality controls shall be put into place at the initial phase of site preparation and shall be maintained until all construction ends and soils are stabilized.
- The applicant will control fugitive dust and debris during the construction/demolition phase of the project.

The ECC also reiterates that the topography of the site indicates significant seasonal drainage and water retention problems and that the Storm Water Pollution Prevention Plan should be complete and thorough enough to address these problems. Additionally, the ECC notes that the storm water management areas, as proposed, are too close to proposed residences. The plan should be redesigned and be integrated into the natural environmental setting of the site.

Ms. Michelle Szakmary, 10 Archer Drive, told the Board that there are more than 20 children who reside with their families along Archer Drive in the area of the proposed access for the new subdivision. She asked that the Board consider the safety of these young residents. She believes that a curb cut onto Boyack Road would not create a safety hazard since there are currently four roadways that intersect with Boyack Road in this area.

Ms. Christine Cimmino, 17 Archer Drive, stated her opposition to the proposed access onto Archer Drive, noting that safety of the children was of concern.

Mr. Mike Curthoys, 18 Archer Drive, explained that in the twelve years he has resided in Fox Hollow, traffic has steadily increased. He did not support the proposed access to Archer Drive since it would be necessary to disturb the existing drainage and storm water management system and require the removal of a significant number of existing mature trees.

Ms. Eleanor Taggart, 9 Archer Drive, stated that she has resided on Archer Drive for forty-two years, describing the impacts of development over the years as “incredible”. Since exiting her driveway is difficult at the present time, she asked the Board to reject the proposal that calls for access of the new subdivision onto Archer Drive. She would prefer that the developer provide access to the subdivision along Boyack Road.

Mr. Jong Kim, 11 Archer Drive, stated that he had been a resident of the Fox Hollow neighborhood for nearly five years. He told the Board that he believed that the proposed subdivision should not have an access on a road that serves an existing neighborhood. Rather, the proposed roadway should connect to a more significant roadway such as Boyack Road. He encouraged the Board members to support the connection to Boyack Road to prevent disturbance of the existing storm water management area. The speaker believes that if the Town chooses to require the applicant to connect to Archer Drive that he “purchased his home under false understandings.”

Ms. Margaret Catellier, Royal Oak Drive, pointed out that the project design indicates that the drainage flow from Lots #11, #12, and #13 on the sketch provided by Clough, Harbour, and Associates would not be reasonable.

Ms. Kori Slinger, 6 Tallowood Drive, asked that the Planning Board members consider the use of a 3-way stop at the proposed intersection of the proposed roadway and Boyack Road to control traffic flow.

Ms. Pam Marshall, town resident, noted that a three-way stop on Wooddale Drive, installed after the completion of the subdivision in northern Clifton Park, works well to control traffic flow.

Mr. John Belyea, consultant for the applicant, stated that the applicant/owner and engineering firm attempted to design a subdivision that worked with existing topography and drainage patterns. Consideration has been given to incorporating the storm water drainage design into the total project design. It is the intent of the project designer to utilize existing drainage patterns and “gravity flows” to determine the best locations for basins and management areas. There is a fear that the requested access onto Archer Drive will “overload” existing storm water retention basins. It is Mr. Belyea’s opinion that a subdivision designed to accommodate a 100-year storm event would include two cul-de-sacs, three detention ponds, and an access to Boyack Road.

Mr. Bulger noted that deliberation concerning this application has focused attention on the existing traffic safety concerns along Boyack Road. He explained that there has been a “growing awareness” of the problems at the sub-standard Fenimore Drive – Boyack Road intersection. He believes that there is a “desire to mitigate existing problems” with the help of those involved with this project. He asked that there be a meeting scheduled with Town officials, the Highway Superintendent, representatives from law enforcement agencies, and members of the Planning Board to discuss existing problems and reasonable recommendations for improvements to the roadway. He emphasized that it would be important to remember that the implementation of recommendations would be dependent upon Town Board acceptance and approval of specific traffic improvements. Mr. Koval stated that, in his opinion, the proposed access along Boyack Road appears to be most reasonable. Mr. Werner, however, stated that he was not comfortable approving the Boyack Road – new road intersection simply because it appears to be better than the existing Fenimore Drive – Boyack Road and Carriage Road – Boyack Road intersections. In response to Mr. Ophardt’s inquiry regarding a comprehensive engineering study to determine if changes to Boyack Road would be reasonable, Mr. Bulger stated that no such study was under consideration. Mr. Bulger stated that Town officials appeared “willing and eager” to address the apparent traffic safety issues along Boyack Road and to require whatever “significant traffic limiting restrictions” that may improve traffic safety be installed. He concluded the discussion by observing that it appeared that the consensus of the Board was that access to Boyack Road would be preferred.

**Old Business:**

[2008-017] **Crown Jewels Daycare Center** – Renovation and expansion of an existing daycare center, 1612 Crescent Road – Special Use Permit and revised conceptual site plan review.

Dr. Suzanne Aproian, owner/applicant, explained that her application requested approval of a Special Use Permit and site plan that would permit the continued operation of an existing day care center for children and expansion of the use of the site to include after-school care for school-aged children. The applicant proposes the operation of a daycare center for thirty (30) to thirty-six (36) children aged three – five years in the main building and care for twenty (20) children in the existing accessory building. Dr. Aproian cited the obvious need for childcare within the Clifton Park community as the reason for her request for approval of expansion of the child care center. The applicant described the proposed program schedule and flexible drop-off and pick-up times as more desirable to neighbors since traffic impact would be lessened. She also explained that only twenty (20) children at a time would be permitted in the outdoor playground area. Dr. Aproian stressed the fact that there is a demonstrated need for after-school child care for Clifton Park residents. A six-week summer program is also under consideration. There are no exterior changes proposed for the existing buildings.

Ms. Viggiani, Open Space Coordinator, provided comments prepared by the Planning Department, stating that members of the Department had observed the damaged and diseased trees on applicant's site. The applicant has revised the original submission to include an increase in the number of children within the existing buildings. The after school daycare building is proposed to occupy the existing structure that is currently designated for residential use. Daycare is a permitted use under the zoning, though approval of a Special Use Permit is required. The applicant proposes to have buses drop off and pick up students from Crescent Road.

Mr. Mackesey, representative of the Trails Subcommittee, requested the conveyance of a 15' strip of land along Crescent Road because the Town has recently received grant money for the Crescent Road Trail.

Mr. Myers, Director of Building and Development, provided the following comments regarding this application. The agenda states the application is for accessory use of a building/parking expansion. The application has no mention of any parking expansion: it states that no exterior changes are proposed. Mr. Myers does not believe that the addition of six children to the main building as is currently approved by OCFS is a significant change to the current operation and the existing Special Use Permit. The residence according to the current Special Use Permit was to be for living accommodations for someone associated with the facility. Changing this building's use to child care is significantly different than residential use but it is allowed by special permit. Any site modifications will have to be addressed separately since they are not included in this application.

Mr. Romano reported that Clough, Harbour, and Associates provided no comment letter because no formal site plan had been provided for consideration and review.

Mr. Quinn, Chairman of the Environmental Conservation Commission, reported that the ECC reiterated previous comments and recommendations. If the original proposed site plan is unchanged (including a new drop off area and a new playground area), the ECC again recommends that the applicant minimize the amount of trees that are cut. The ECC recommends that any fill not negatively impact the drainage pattern or neighboring properties.

In response to Mr. Ophardt's question regarding the access for school buses to and from the site, Ms. Aproian explained that the buses will drop off students along Crescent Road when traveling in an easterly direction. Mr. Bulger stated that there has been "confusion" regarding use of the site and proposed improvements to the property because no formal site plan has been provided to the Board. He directed the applicant to provide a formal site plan that would conform to all zoning requirements, illustrate parking areas and site drainage, and include a formal landscaping plan. He also explained that the Special Use Permit application would require a public hearing.

Mr. David Aproian, husband of the applicant, explained that removal of damaged and diseased trees has begun on the property with the approval of the Director of Building and Development. He stated that no trees have been removed from the 10' buffer area. The applicant agreed to provide the Board with the required site plan.

### **New Business:**

[2008-030] **Roots and Wings Montessori School** – Renovation and change of use of a 1,350 SF existing professional office building, 940 Route 146 – Conceptual site plan review.

Mr. John Stevens, consultant for the applicant, presented this application for the Board's review. He explained that Roots and Wings Montessori School is a preschool that will serve children from three to five years of age. The school is expected to serve 16 students and will operate from 8:45a.m. to 3:15p.m. week days. The only exterior changes proposed are the installation of a fence and play area.

Ms. Viggiani provided the comments prepared by the Planning Department. It is requested that the applicant clarify whether the children will be bused to the facility and what the proposed traffic circulation will be. The site appears to have adequate parking accommodations and playground areas. The applicant is advised to review the Town's signage requirements to ensure they will be able to meet them. The status of the existing 1-story block garage on the site should be clarified since it appears to be in a deteriorated state. Ms. Viggiani noted that the parcel contained considerable acreage and asked that the plans for its build-out be presented to the Board.

Mr. Myers, Director of Building and Development, provided several comments regarding this application. He explained that a private school use is permitted in a B-1 zone. No significant issues have been identified as a result of the site change to

educational from business. Review of the proposed building plans will be completed once plans are submitted to the Building Department to ensure compliance with all code requirements.

Mr. Romano read from the comment letter prepared by Clough, Harbour, and Associates. The proposed project appears to be an “Unlisted” action pursuant to SEQRA, and as such, coordinated review is optional. The involved agencies are expected to include: Clifton Park Planning Board – Site Plan Approval. The existing site should be evaluated for compliance with ADA requirements regarding accessibility and parking since it appears the site is not in compliance. The application should discuss whether or not school buses will be required to access the site. If so, it should be verified that the parking area and access drives can accommodate bus movements without conflicts.

Mr. Quinn, Chairman of the Environmental Conservation Commission, reported that, after consideration of the project proposal, the ECC offered no comment at this time.

In response to comments, Mr. Stevens reported that the site will be designed to comply with all current ADA requirements. He reported that it is the applicant’s intention to comply with sign requirements. He also explained that the garage on the site is likely to remain since it is used for storage of mowers and site maintenance equipment. Mr. Peter Fort, real estate representative for the property owner, stated that there are no plans for development of the rear portion of the property. He stated that because the applicants for these two remaining agenda items are “lessees” rather than property owners, they do not control all of site development issues raised by the Board. Mr. Bulger reported that Mr. Mackesey, Chairman of the Trails Subcommittee, requested that the applicant provide a sidewalk connection from the building to Route 146. Mr. Werner viewed this application as an opportunity for the Board to require a single access to serve both Roots and Wings and the proposed Mother Teresa Academy on the adjoining property. He recommended that the driveway access from Route 146 be clearly visible since left turns into the site from Route 146 could be potentially hazardous.

[2008-031] **Mother Teresa Academy** – Renovation and change of use of a 5,400 SF existing professional office building, 942A Route 146 – Conceptual site plan review.

Mr. Frank Madelone, representative for the applicant, presented this application for the Board’s consideration. Mother Teresa’s Academy currently operates from a facility on Plank Road. The proposed re-location calls for interior renovation to an existing 5,400 SF building located at 942A Route 146: exterior changes will be limited to the construction of a code-compliant handicapped-accessible ramp and the addition of a playground. The speaker explained that school buses will drop-off and pick-up some of the students who attend the academy by direct access to the parking areas.

Ms. Jen Viggiani, Open Space Coordinator, provided comments prepared by the Planning Department. The applicant has provided a site plan as per the Planning Department’s request; however, the site plan is dated October 5, 1973 and does not adequately show current site conditions. The site plan submitted notes that the building foundation was located by field survey on October 13, 1980. The lot to the south has been developed as a medical office building and it appears to share a common access

with the applicant's property. This is not shown on the site plan submitted for review. In addition, a drainage catch basin visible in the rear yard of the property is not shown on the plan. The applicant's site plan should show existing parking accommodations and verification that they are adequate to meet the parking needs of the proposed use. If buses come into the site for student drop-off and pick-up, the plan should illustrate the traffic pattern for buses. The applicant should review the Town's signage guidelines and ensure their proposed project will conform to them. Ms. Viggiani also asked that additional landscaping be provided to "soften" the site. She mentioned that a former condition of site plan approval required the exterior of the building now slated for renovation to be improved and upgraded.

Mr. Myers, Director of Building and Development, stated that a private school is a permitted use in a B-1 zone. Proposed plans for the building's renovation have been reviewed once and a letter has been issued by the Department of Building and Development. He noted that site issues such as parking lay-outs and play grounds must be shown on a formal site plan.

Ms. Viggiani reported that Mr. Mackesey, Chairman of the Trails Subcommittee, requested that the applicant provide a sidewalk connection from the building to Route 146.

Mr. Romano reported that Clough, Harbour, and Associates provided no comment letter regarding this application because no formal site plan had been prepared for review.

Mr. Quinn, Chairman of the Environmental Conservation Commission, reported that the ECC advised the applicant that the change of use may require a hook-up to the public sewer line. Mr. Madelone reported that such a hook-up to the sewer line is underway.

In response to Mr. Werner's question regarding the number of students to be served at the facility, Mr. Madelone reported that the goal is to enroll approximately 125 children, though the school has a current enrollment of 40. Mr. Koval was concerned that all students would arrive and depart at the same time creating traffic problems. Mr. Bulger asked that additional screening be provided around the playground and that a cross-easement be provided between this site and the Roots and Wings parcel to provide for a combined ingress-egress that would limit curb cuts onto Route 146. He emphasized the fact that the property owner was aware of the conditions of site plan approval imposed when the medical facility was approved and that a formal site plan prepared by a licensed engineering firm would be required before the Board would consider acting on this application.

### **Minutes Approval:**

Mr. Bulger moved, seconded by Ms. Thorne, approval of the minutes of the June 24, 2008 Planning Board meeting as written. The motion was unanimously carried.

Mr. Bulger moved, seconded by Mr. Ophardt, adjournment of the meeting at 9:45p.m. The motion was unanimously carried. The next meeting will be held as scheduled on August 12, 2008.

Respectfully submitted,

Janis L. Dean,  
Secretary

cc: Planning Board Members, Planning Department, Clough, Harbour, and Associates, Supervisor, Town Administrator, Assessor, Zoning Board, Department of Building and Development, Town Clerk, Town Board Members, Highway Superintendent, Joel Peller, Town Attorney, Lou Renzi, Town Attorney, Tom McCarthy, Town Attorney, Paul Pelagalli, Town Attorney, Department of Parks and Recreation, ECC, Saratoga County Planning Board, Shenendehowa Central School, Clifton Park Water Authority, Fire Districts.

