

Town of Clifton Park Planning Board
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PLANNING BOARD

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Emad Andarawis
DeniseBagramian
Jeffery Jones
Andrew Neubauer
Eric Ophardt
Greg Szczesny

(alternate) Teresa LaSalle

Planning Board Minutes
September 11th, 2019

Those present at the September 11th, 2019 Planning Board meeting were:

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

Those absent were: A. Neubauer

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

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

Mr. Ferraro stated that Ms. LaSalle would be a voting member tonight.

Minutes Approval:

Ms. Bagramian moved, seconded by Mr. Ophardt, approval of the minutes of the July 9th, 2019 Planning Board meeting as written. Mr. Andarawis abstained as he was absent from the July 9th meeting. The motion was unanimously carried.

Ms. LaSalle moved, seconded by Mr. Andarawis, approval of the minutes of the August 13th, 2019 Planning Board meeting as written. Mr. Szczesny, Ms. Bagramian, and Mr. Jones abstained as they were not present at the August 13th meeting. The motion was unanimously carried.

Public Hearings:

2019-034 1573 Crescent Road 4 Lot Subdivision

Applicant proposes subdividing the parcel into 4 lots creating a .65 acre lot for the existing single family home located on the property as well as 3 vacant lots. It is intended to further subdivide proposed lots 2 and 3 at a future date, 1573 Crescent Rd, Zoned: R-1, Status: PB Prelim Review - Poss. Determination SBL: 283.-2-9

To be reviewed by: MJE Consultant: GVG Applicant: Fisher Revocable Trust **Last Seen on: 7-9-19**

Mr. Ophardt moved, second by Mr. Szczesny, to establish the Planning Board as Lead Agency for this application, subdivision action, and to issue a negative declaration pursuant to SEQRA. The motion was unanimously carried.

Mr. Ferraro, Chairman, called the public hearing to order. The Secretary, Paula Cooper, read the public notice as published in the Daily Gazette on August 31st, 2019.

Consultant/Applicant Presentation:

Dwayne Rabideau – Van Guilder Associates – Mr. Rabideau stated that the applicant would like to subdivide a 6 acre parcel into four lots. The four lots he indicated on the map. The lots would have a 60 foot right of way for a new Fairmont Road connecting to the proposed roadway in the Crescent Woods Subdivision to the rear of the property. Mr. Rabideau stated lot 1 will have the existing home on it, and a home is planned to be built on Lot 4 based on the proposed configuration. Lot 2 and 3 will be for future building lots.

Staff Comments:

Steve Myers, Director of Building and Development issued a memo dated 9/5/19 stating:

No comments

Scott Reese, Stormwater Management Technician issued a memo dated 9/11/19 with the following comments:

1. The plans are showing a proposed road and reconfiguration of Crescent Woods Subdivision. Stormwater Management of the water quantity and quality will need to be located on the plan. The stormwater management areas are typically deeded over to the Town of Clifton Park.
2. The SWPPP for Crescent Woods Subdivision will need to be updated to include the proposed changes

The Environmental Conservation Commission held a meeting on 9/3/19 and issued a memo recommending:

1. ECC concurs with the conclusions of the Saratoga County Planning Board comment letter dated August 21, 2019 to Rocky Ferraro, Town of Clifton Park.
2. In order to fully access the environmental impacts of this proposed project, including but not limited to stormwater management, the ECC recommends that this project be proposed in its entirety. The entire development plan for both parcels should be combined to allow for a comprehensive review

Roy Casper of the Trails Subcommittee submitted the following comments for the Planning Board to consider in its decision making:

- The preliminary site plan indicates a “Proposed Multi-Use Path Connection” on the property boundary along Crescent Road – Will the applicant be constructing the multi-use

path at this location? If so, the multi-use path details should be provided on the final site plan.

- The proposed sidewalk along Fairmont Drive (Crescent Woods Subdivision Plan) would provide pedestrian access to the residents of this proposed 4 lot subdivision.

Note: The applicant indicated in their comment review responses that the Trails Subcommittee recommendations will be addressed during the resubdivision of these lots when merged into the reconfigured Crescent Woods subdivision.

John Scavo, Director of Planning issued a letter dated 9/5/19 with recommendations he made:

1. In a letter dated August 21, 2019, the Saratoga County Planning Board issued a recommendation to Disapprove the subdivision application. A copy of their recommendation is attached, which elaborates on their concerns expressed. Therefore, the Town Planning Board would be required to adhere to the recommendation, or muster a supermajority to override and state the rationale for overriding the County recommendation.
2. Confirmation of the 500' notifications to adjacent property owners was provided and dated July 16, 2019, by the Postmaster.
3. Pursuant to the Town of Clifton Park Subdivision Regulations, street lighting shall be provided at the intersection of subdivision streets with existing arterial or collector streets. Update the map to show a streetlight is to be installed at the intersection of relocated Fairmont Drive with Crescent Road.
4. Add a notation to the Subdivision Plan that states, "Fairmont Drive is to be dedicated to the Town of Clifton Park in accordance with the procedures and process as promulgated within §179-23 of the Clifton Park Town Code.
5. Parkland fees in the amount of \$3,750.00 are due prior to stamping the plan for the 3 new residential dwelling lots created, if this subdivision plan is approved.

Mr. Scavo stated that the parkland fees can be held in an escrow account.

Professional Comments:

**Walter Lippmann, P.E. of MJ Engineering in a letter dated 9/6/19 had the following comments:
State Environmental Quality Review**

1. This application is being treated as an amendment of the previously approved realty subdivision. The prior application was classified as a Type I SEQRA action, underwent a coordinated review with interested/involved agencies and a negative declaration was issued by the Planning Board. The current proposal includes elements that need to be discussed further with the Town to determine how a SEQRA evaluation may be conducted for the amendment being proposed. Topics to be discussed include:
 - a. The amendment includes work on a parcel of land that was not included in the prior SEQRA evaluation identified as tax parcel 283.00-2-9. We do not believe that the prior SEQRA will be adequate to rely upon solely and additional analysis may be warranted as new information is now being presented (i.e. additional lands added to the project).

Subdivision Plan

2. In reviewing the proposed lot configuration, the created lots appear to be deficient in regards to meeting the minimum bulk lot requirements for R-1 as outlined in Section 208-11 of the Town's Zoning. The noted deficiencies are as follows:
 - a. Section 208-11 of Town Zoning requires a minimum lot size of 20,000 sq.ft. with central water and sewer being available. Lot 4 is 13,877 sq.ft. in size.
 - b. Section 208-11 of Town Zoning requires a minimum lot width of 100-feet at the front building line. Lot 4 has a lot width of 86.25' at the front building line.
 - c. Section 208-98 of the Town Zoning requires that no building or part of a building, other than steps, eaves and similar fixtures, shall extend nearer to the center line of Crescent Road than 100 feet in the case of a building in a residential district. The plan indicates 95.6' to the center line of Crescent Road from the house on Lot 1. Note that this was the same lot deficiency identified with application 2019-018 for the two-lot subdivision. This matter should be discussed further with the Chief Zoning Officer in regards to the need to seek relief from the Town for noted lot deficiency identified. Applicant indicated they have submitted to the ZBA a variance application for the front yard setback.

The plan would need to be modified or the applicant will be required to seek relief from the Town Zoning Board of Appeals for the lot layout as proposed.

3. As noted in Comment 8 of our July 5, 2019 review, these additional lots should be incorporated into the SWPPP entitled "Crescent Woods Residential Subdivision" dated February 2019 and modified accordingly.
4. For any proposed residential lots that will contain regulated wetlands, it is suggested that notation be added to the plat listing those lots, indicating that the wetlands shall remain and any further disturbances may be subject to additional reviews by authorities having jurisdiction.
5. Street lighting shall be provided at the intersection of subdivision streets with existing arterial or collector streets pursuant to Section 86-6(E) of the Town's Subdivision Regulations. The plans must show the location and type of fixtures to be installed.
6. The locations of proposed traffic signage could not be found on the plans. The applicant 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).
7. The method and location for connecting the subdivision's sanitary sewer to the municipal sanitary sewer network must be included on the plans.
8. The applicant should add additional information on the method for extending public water to the development and the location of the proposed tie-in point

Public Comments:

Barb Hamilton – 67 Pico Road – Ms. Hamilton stated she does not want the pump station that is to be built to serve the previously approved Crescent Woods subdivision as it would be close to her home. Mr. Luke Michaels (Developer) stated he is looking to get approvals for grinder pumps for each home and be able to eliminate the pump station. Ms. Hamilton stated that she is ok with the proposed trail if it is not changed. Mr. Michaels stated it will not change.

Eric Hamilton – 67 Pico Road – Mr. Hamilton asked for clarification on where the trails would be going in. Mr. Rabideau stated that the proposed trail will run along Fairmont Drive, onto Crescent Road and to Okte Elementary School.

There being no additional public comment, Mr. Ferraro moved second by Mr. Ophardt, to close the public hearing. The motion was unanimously carried.

Planning Board Review:

Mr. Ferraro asked Mr. Rabideau why the applicant is asking for this subdivision now when further down the road it is understood that further subdividing will be requested. Mr. Rabideau stated that the applicant would like to get approval for the proposed new road alignment first in order to start work on the infrastructure necessary to accommodate the larger previously approved subdivision and be able to have an office on site, as well as a prep area for construction related activities. They are looking to come back later for further subdivision to be able to incorporate Crescent Woods. He also stated it will take time to get the other approvals and getting this first would benefit the applicant so that construction can start. He also noted that several of the previously approved lots will have a lot line adjustment that aligns with the proposed new road but there will be no net increase in the number of lots from the previously approved subdivision due to proposed change.

Mr. Ophardt asked about the sewer systems and where they are represented on the plan. Mr. Luke Michaels (Developer) stated they have changed the plans for sewer to remove the pump station previously shown to the board and, instead each home will have a grinder pump. The pump would serve each home individually and the sewer would feed into the existing line at Patriots Circle.

Mr. Szczesny asked why lot 1 is less than 20,000 sq. ft. and he stated that it is not up to code as it stands in this application now. Mr. Rabideau stated that if needed he can adjust the lot lines to make lot 1 meet the zoning code requirements.

Mr. Jones expressed concerns about whether or not the previously approved subdivision that connects to the proposed realignment of Fairmont Drive will occur. He is concerned that if the previously approved plan will not progress the town will have a dead end roadway; a concern also expressed by the Saratoga County Planning Board. He would like to see the full subdivision plan be brought to the Board for approval at one time instead of coming back later for more approvals. Mr. Andarawis has the same concerns.

Discussion then occurred about the benefits associated with proposed realignment of Fairmont Drive and recognizing Mr. Jones concerns, it was suggested that as a condition of approval, if the previously approved subdivision is not built, then Fairmont Road would have to terminate in a manner that meets town requirements for a dead end street.

Mr. Ferraro stated that if the Planning Board votes to go against the recommendation of the County Planning Board to disapprove the proposed subdivision it will require a super majority of at least 5 affirmative votes to approve.

Mr. Andarawis offered Resolution No. 12 of 2019, seconded by Ms. Bagramian to waive the final hearing for this application for the 1573 Crescent Road 4 Lot Subdivision approval, and to grant preliminary and final subdivision approval condition upon satisfaction of all comments, provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

Lot 4 needs to be brought up to the R-1 Zoning Code minimum lot size of 20,000 sq. ft. The sidewalk needs to be shown on final plans to run along the entire Fairmont Drive and continue onto Crescent Road to Okte Elementary School. If no future improvements or connections occur the applicant must terminate the roadway in a manner acceptable to Town Design Standards for public streets.

Roll Call:

D. Bagramian - Yes
 E. Andarawis - Yes
 E. Ophardt - Yes
 J. Jones - No
 A. Neubauer - Absent
 G. Szczesny - Yes
 R. Ferraro - Yes
 T. LaSalle – Yes

Ayes _____6_____

Noes: _____1_____

The resolution is carried.

Old Business:

None

New Business:

2016-043 Boni Grooms Rd 2 Family SUP

Applicant is requesting a SUP per section 208-10B(9)(a)[7] and 208-79 for a 2 family home on a .98+/- acre lot. Property would have public water and sewer connections. Property is known as Lot 59 on an approved subdivision map entitled "Final Plan Zamora Court - Clifton Knolls Section14A" dated March 25,1988., Grooms Rd, Zoned: R-1, Status: PB Concept Review
 SBL: 277.14-1-31

To be reviewed by: MJE

Consultant:

Applicant: Boni

Consultant/Applicant Presentation:

Ryan Boni – Applicant – Mr. Boni is proposing to build a 2 family home on the corner of Grooms Road and Barney Road. The lot is pre-existing, is a part of the Clifton Knolls and is numbered 59. He stated he believes this is a good location for tenant use instead of a single family residential. Mr. Boni stated there are other 2 family home along Grooms Road.

Staff Comments:

Steve Myers, Director of Building and Development issued a memo dated 9/5/19 stating:

- It is my understanding that the utility easement is a piped waterway that was at some point in the past classified as a stream. Per my conversations with the developer it does not appear NYSDEC has any issues with the current situation. The developer has agreed to enhance the stormwater work on another site as a substitute improvement for this situation.
- Two family residences along Grooms Road have become fairly common and I do not believe this parcel would be marketable as a single family residence due to its location.

Scott Reese, Stormwater Management Technician issued a memo dated 9/11/19 with the following comments:

1. There is an active NYSDEC violation on the project site. Town staff will be meeting with the NYSDEC to discuss how the violations will be addressed.
2. There is a present LC Zone on the project site that may be impacted by the NYSDEC violation

The Environmental Conservation Commission held a meeting on 9/3/19 and issued a memo recommending:

1. There were existing wetland on the site and disturbed without a permit. The ECC requests that this project not proceed through the approval process until the appropriate NYSDEC permits and/or approvals are obtained. Furthermore, the project shall not move forward until appropriate resolution is reached with the Town of Clifton Park Stormwater Technician.
2. The ECC notes that the proposed structure may be within the 100foot buffer zone of the NYSDEC Wetlands located on the west parcel (Lands N/F of Nuzzi). The limits of the LC Zone and the 100-foot buffer (NYSDEC Wetlands) shall be shown on the project plans.

Roy Casper of the Trails Subcommittee submitted the following comments for the Planning Board to consider in its decision making:

A 15 ft. ROW/Trail Easement should be considered on the property boundary line along Grooms Rd. for a future multi-use path and utility realignment.

John Scavo, Director of Planning issued a letter dated 9/4/19 with recommendations he made:

1. The project was previously submitted in concept for consideration at the September 27, 2016, Planning Board Meeting and was withdrawn at the applicant's request prior to the meeting date. The applicant has asked that the request appear back before the board for conceptual consideration, at this time.
2. The parcel is located in the R-1 Residential Zoning District which allows a duplex structure as a permitted use by way of obtaining a Special Use Permit. The minimum required lot size for a duplex structure in the R-1 Zone is 40,000 square feet. This parcel is 42,571 square feet and meets that requirement.

3. The applicant should update the site statistics table to reflect the minimum lot area requirement of 40,000 square feet. The requirement increased from 20,000 sq.ft. to 40,000 sq.ft. since the time the applicant first presented this application to the Planning Board in 2016.
4. Covenants, Conditions and Restrictions that may be associated with the 30' Utility Easement should be noted on the site plan (i.e. no fences, pools or structures to be erected within the easement boundaries).
5. A referral to the Saratoga County Planning Board is required since the project is adjacent to Grooms Road (CR-91). A copy of a future preliminary plan submittal shall be forwarded for their consideration.
6. Pursuant to 6 NYCRR 617.5(c)(11), the construction of a two-family residence constitutes a Type II Action. Type II Actions are by regulation, actions that never require further SEQR review.
7. At the time of preliminary plan submission, the applicant should provide an elevation of the proposed structure depicting what would be visible from Grooms Road.
8. Approvals from both the Clifton Park Water Authority and Saratoga Co. Sewer District will be required to demonstrate each are willing to service the property and have adequate capacity.
9. Add a note to the plan that states, "The project is adjacent to a Saratoga County Sewer Pump Station. The property owner shall be aware that noise and unpleasant odors commonly associated with pumping effluent to the County's Sewer District Treatment Plant may be experienced by adjacent property owners."
10. The applicant needs to obtain a permit for construction of the driveway and utility work within the County's ROW and is advised to contact Gary Meier, Saratoga County Department of Public Works, at 518-885-2235 to commence the permit process.
11. Add the assigned 911 addresses to plan, once the addresses are assigned by Sheryl Reed, Chief of the Fire Bureau.
12. Add the following notes to the plan:

-This parcel is located in an area where aviation activity occurs. Such activity may include, but is not limited to periodic noise, vibration, hours of operation, and other associated activities. A study describing this impact in detail is available for inspection in the offices of the Albany International Airport.

-Underground utility connections to a dwelling unit are not allowed to be constructed underneath a private driveway. Such utilities include but are not limited to water laterals, sewer laterals, gas, electric and storm/foundation drains. A Certificate of Occupancy will not be issued without all utilities complying with this requirement.

-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.

-The parcel shall be included within the Clifton Knolls – Mill Creek Park District.

Professional Comments:

No professional comments.

Public Comments:

No public comments

Planning Board Review:

Mr. Ophardt asked what the L-C Violation is. Mr. Boni stated that violations will be cleared by the next meeting. However piping was installed under the sewer line that the applicant tied into and was told he could; however the piping is not acceptable and thus the violation. A meeting and site visit is planned with DEC, the Town, and applicant to discuss the violations.

Mr. Ferraro asked if there will be any wetlands on the property that would be affected by this proposal. Mr. Boni stated he is unsure but it will be addressed and noted.

Mr. Jones asked where the tree line is on the property and if it would be staying. Mr. Boni said that ¾ of the trees on the line are on his property. Mr. Ophardt stated he would like to see as much of it stay as possible and it should be delineated on the site plans. Mr. Andarawis stated he too would like to see as much of the buffer kept as possible. Mr. Boni stated that the structure can be moved to help keep as much buffering as possible. At the next meeting to discuss the proposal, the disturbance area boundaries will also be delineated.

Ms. Bagramian stated she would like to see the renderings and design of the building for the next meeting as well as the square footage and the footprint. Mr. Boni stated it will be similar to previous projects he has done but will provide to the Board at the next meeting.

Mr. Ophardt asked if the building could be turned so that there is only one driveway. Mr. Boni stated it would be hard as if that is done either the back or the front of the home would be facing the sewer plant.

Mr. Ferraro stated he would like to get a trail easement. Mr. Boni stated he could provide one.

New Business:

2018-038 Sunshine Landscaping Site Plan Amendment

Applicant proposes amending an already approved Site plan from 10-10-18 to build a new landscaping materials supply and storage facility with accessory retail and equipment storage facility with approximately 52,260 sf of building coverage area proposed for the site. There will be approximately 172 parking stalls for the project. The amendments include a modification of the buildings which will now face easterly and the parking lot will be along the east side of the parcel. The approved stormwater cistern will be replaced with a bio retention system. Rt 146, Zoned: B-5, Status: Final & Stamped

SBL: 270.-2-3.11

To be reviewed by: MJE

Consultant: ABD

Applicant: Sunshine Landscaping

Consultant/Applicant Presentation:

Luigi Poleski – ABD – This project was previously approved and the approval map is show as well as the new proposal. Mr. Poleski stated the entrance will remain the same. He is proposing that the main building be moved to the front of the property instead of along the side and to the rear of the property. Mr. Poleski stated the footprint will remain the same, it is just more convenient for customers and those with trailers and larger trucks to have the main building up front. Mr. Poleski stated this will also reduce the amount of impervious surfaces. One building will be rotated. This new proposal will not have a cistern but a bio retention system. Mr. Poleski stated this will look better on premises and be more environmentally functional. He also stated that there will be large trees along the rear of the property to add security and will create a boarder. Mr. Poleski stated the fire truck turning radiuses have been identified on the map, and there will be a hydrant installed and given to the Clifton Park Water Authority. The sewer system will be remaining the same from the previous application. Mr. Poleski stated that the process of conveying the 15 foot wide strip along Route 146 to the town is underway. Also, there is the easement along Tanner Road as noted on the previously approved plans.

Staff Comments:

Steve Myers, Director of Building and Development issued a memo dated 9/5/19 stating:

- This appears to be a modification to the site plan to better accommodate the customers and lessen the impact on the site until it is warranted. Buildings are basically the same except for the addition of a garage for nursery and downsizing of the greenhouse.

Applicant stated there is no extra building; the building has just been rotated

Scott Reese, Stormwater Management Technician issued a memo dated 9/11/19 with the following comments:

1. The project is replacing a runoff reduction treatment of a cistern with an acceptable runoff reduction treatment of a bio retention filtration practice.
2. It appears that ES1 elevation (351.19) is below the bio retention practice (352), this should be adjusted.
3. The applicant shall describe how the 2.56 acres of conservation of natural areas will be protected and managed after occupancy by a responsible party able to maintain the areas in a natural state of perpetuity.

Mr. Scavo stated that there can be a deed restriction filed with the county to fulfill comment 3 from Mr. Reese.

The Environmental Conservation Commission held a meeting on 9/3/19 and issued a memo recommending:

1. The ECC has no comment.

Roy Casper of the Trails Subcommittee submitted the following comments for the Planning Board to consider in its decision making:

- The amended site plan dated August 19, 2019 indicates a “15’ Easement Granted To The Town Of Clifton Park For Future Trail Development As Approved Per Map Reference” on the property boundary line along Tanner Road.
- Has a 15 Ft. ROW/Trail Easement been granted to the Town of Clifton Park on the property boundary line along NYS Route 146?
Note: The Trails Subcommittee recommended a 15 Ft. ROW/Trail Easement at this location at the Planning Board meeting on October 10, 2018 based on the Town of Clifton Park Trails Concept Plan’s Long-Term Vision and the importance of a future multi-use path along NYS Route 146.

John Scavo, Director of Planning issued a letter dated 9/5/19 with recommendations he made:

1. Town Staff met with the applicant’s design professionals on August 12th to review the request for a site plan amendment. The information provided this evening is consistent with what was discussed as needed for the Planning Board to consider the amendment.
2. Town Staff reinforced at the 8/12 meeting the Planning Board’s desire to see mature vegetation maintained at the corner of Route 146 and Tanner Road. This amendment does not appear to disturb that area of vegetation shown on the stamped site plan.

Professional Comments:

Walter Lippmann, P.E. of MJ Engineering in a letter dated 9/6/19 had the following comments: State Environmental Quality Review

1. It is understood that this application is an amendment to a previously approved plan. The Planning Board as the SEQRA Lead Agency can either make a determination that this amendment is consistent with the Board’s prior SEQRA findings and no further action is required or alternatively may re-initiate a new SEQRA review process specific to the amendments and make independent findings.

Site Plans

1. As indicated on the plans all landscaping, phasing and erosion and sediment plan from the previously approved plans should be followed.
2. Sheet 2 of 2, bio retention detail, confirm size of underdrain in bio retention area, detail indicates both 4” and 6”.
3. Sheet 2 of 2 shows the proposed site lighting, however corresponding footcandle values should also be provided.
4. Confirm the asphalt pavement section provided on sheet 2 of 2 will supersede the pavement detail provided on Sheet DT-4 dated 9/17/18 by Lansing Engineering.

5. Confirm forcemain size at the location where the two proposed grinder pump forcemains intersect. Size may need to be increased at this location.
6. Confirm adequate space is provided for the turning radius of an emergency vehicle near the gothic style hoop house between the propane storage area and dumpster enclosure

Stormwater Pollution Prevention Plan

7. Appendix H which included post construction maintenance requirements shall be modified to include any maintenance activities associated with the bio retention area.
8. An amendment to the SWPPP should be provided to include a revised HydroCAD model showing the bio retention area in lieu of the cistern system along with any revisions, if any, to the 1, 10, and 100 year elevations of Basin 1 as shown on drawing DT-5 dated 9/17/18 by Lansing Engineering.
9. A stormwater management notification sign should also be installed for the proposed bio retention area.

Public Comments:

Anthony LaFleche – 21 Wheeler Drive – Mr. LaFleche asked what the distance is from Route 146 to the nearest part of the proposal. Mr. Poleski stated there is approximately 100 feet. Mr. LaFleche asked if there can be an easement given on Route 146 if any improvements should occur. Mr. Ferraro stated the 15 foot easement already provided should be sufficient.

Planning Board Review:

Mr. Andarawis asked how many banked parking spots would be on this new proposal. Mr. Poleski stated there would be 52 banked parking spots.

Mr. Ferraro also has concerns about approving the plan with banked parking and the changes that would occur if the parking should need to expand. The older plan has a landscaping plan to account for this. He suggested that, as a condition of approval, any future expansion for additional parking would require site plan approval by the Planning Board. Mr. Luigi agrees to this. Mr. Jones reminded the Board of season changes and the buffering changing with that.

Mr. Andarawis stated he would like the parking to be hidden from Tanner Road, Mr. Ophardt seconds this. It is suggested the applicant move the parking south west. Mr. Jones stated he would like to see the buffering on Tanner Road be moved 10 feet to the east. Mr. Luigi stated that the applicant can look at and they might be able to move it.

It was also stated that the remaining elements of the approved site plan, including the landscaping along Tanner Road will remain as previously approved.

The amendment does not frustrate the original SEQRA determination.

Mr. Szczesny moved, second by Mr. Ophardt, moved to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listened in the final comment letter issued by the Planning Department.

Conditions:

The landscaping depicted on the approved site plan, adjacent to the land-banked parking spaces in the vicinity of Route 146 is to be eliminated since the parking spaces are not proposed to be developed at this time. If the land-banked parking spaces are proposed to be developed at a later date by the property owner, additional site plan approval and review by the Planning Board is required to review the number of additional parking spaces and supplemental landscaping that may be required to mitigate visual impacts of an expanded parking area.

Discussion Items:

None

Mr. Jones moved, seconded by Ms. Bagramian, adjournment of the meeting at 9:35 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on September 24th, 2019.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary