

TOWN SUPERVISOR:
Philip C. Barrett
ECC CHAIR:
Rocco Ferraro
ECC ATTORNEY:
Joel Peller
ENVIRONMENTAL SPECIALIST:
Michael Montague

MEMBERS:
Raoul Desy
Rocco Ferraro
Brian Glick
Daniel Mathias
James Ruhl
Howard Vipler

Associate Members:
Chuck Bassett

MINUTES: **Tuesday, October 6, 2009**

CALL TO ORDER: Rocco Ferraro, Chairman, called the meeting to order at 7:03 PM in Meeting Room B, Town Hall.

PRESENT: Chuck Bassett, Raoul Desy, Rocco Ferraro, Brian Glick, Daniel Mathias, Michael Montague, James Ruhl, and Howard Vipler.

ABSENT: None

TOWN BOARD LIASON: Sandy Roth

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, October 20, 2009** at 7:00 PM at Grooms Tavern.
- By consensus of those members present, a motion to approve the minutes of September 1, 2009 was made by Chuck Bassett, seconded by Brian Glick; all in favor, none opposed.
- Hazardous Waste Day
- Chuck Bassett has been appointed a voting member for this meeting by Rocco Ferraro

PUBLIC HEARINGS:

Bonneau Road (Belmonte) – (4) Lot subdivision , Bonneau Road - Preliminary public hearing and possible determination.

The project was presented as follows:

1. Applicant has revised the subdivision from 7 lots to 4 lots, reducing any potential impact on the wetlands.
2. Development will not occur within the LC Zone.
3. When last reviewed, the ECC made the following comments:
 - a. “The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) should be identified on the individual plot plans.
 - b. The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands. The Applicant must avoid intrusion into ACOE Wetlands or apply for a Federal Wetlands Permit for disturbances of more than 1/3 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.
 - c. The ECC notes that sensitive environments exist on properties within and adjacent to the project site; thus, there is a potential for environmental impacts to these areas. As such, the Applicant’s Drainage, Stormwater and Erosion Control Plans should identify and present engineered controls designed to ensure protection of these environments during construction and occupation of the project.
 - d. The developer should identify and employ green infrastructure solutions to address issues associated with land disturbances that will occur as a result of this development.
 - e. The recommended actions do not imply the ECC’s support for the future development of lots 1, 2, 3, and 4.”

Recommendations:

- 1. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) should be identified on the individual plot plans.**
- 2. The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands. The Applicant must avoid intrusion into ACOE Wetlands or apply for a Federal Wetlands Permit for disturbances of more than 1/3 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.**
- 3. Clarification should be provided regarding the designation of state versus federal wetlands as indicated on lot 5. If contiguous a new buffer zone should be designated.**
- 4. The ECC notes that sensitive environments exist on properties within and adjacent to the project site; thus, there is a potential for environmental impacts to these areas. As such, the Applicant’s Drainage, Stormwater and Erosion Control Plans should identify and present engineered controls designed to ensure protection of these environments during construction and occupation of the project.**
- 5. The developer should identify and employ green infrastructure solutions to address issues associated with land disturbances that will occur as a result of this development.**
- 6. The recommended actions do not imply the ECC’s support for the future development of lots 1, 2, 3, and 4.**

A **motion** to adopt these recommendations was made by Dan Mathias, seconded by Howard Vipler; all in favor, none opposed.

OLD BUSINESS:

Neet Autobody Storage Shed – proposed construction of a cold storage pole barn without water, sewer and/or heating , 2045 Route 9 - Conceptual site plan review.

The project was presented as follows:

1. Zoned Light Industrial
2. Installation is not in an LC Zone
3. When last reviewed, the ECC made the following comments:
 - a. ECC notes that the proposed project is within close proximity to a stream. A determination should be made of the specific location of the proposed building in relationship to the stream to determine the proper delineation of the LC zone and/or Flood Plain Zone.
 - b. The proposed shed appears to be close to the well serving the property and potential for contamination exists.
 - c. If hazardous materials will be stored on site, the Applicant must submit a plan addressing handling and storage and spill response to the Town of Clifton Park Environmental Specialist before such materials are stored.
 - d. If the purpose of this proposed project is to store chemical residue or hazardous materials, an impervious surface and proper control and containment of any spillage should be required.
 - e. The Applicant should comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Environmental Specialist.

Recommendation:

1. Restate the above comments

Clifton Park Motel – Proposed construction of a (3) story hotel near Exit 9, 45 Old Route 146 – Preliminary site plan review and possible determination.

The project was presented as follows:

1. Zoned Highway Business/Restricted Retail.
2. The hotel has been moved closer to the road (away from the Interstate)
3. When last reviewed, the ECC made the following comments:
 - a. Indicate the proposed green space by shading the land on the site plan
 - b. The Applicant should consider purchasing the land to the south of the current property (Lands of Steven and Boyajian) for the purpose of retaining existing foliage in order to screen the project from the Northway.

Recommendations:

1. Restate the above comments

NEW BUSINESS:

EJP Storage Shelter – Proposed 1300 ft. fabric covered storage structure, 198 Ushers Road – Conceptual site plan review.

The project was presented as follows:

- 1. Zoned Neighborhood Business B-3
- 1. According to the Steve Myers, this shed is not allowed in Clifton Park

Recommendations:

- 1. **Applicant should state what will be stored in the shed.**

A **motion** to adopt these recommendations was made by Dan Mathias, seconded by James Ruhl; all in favor, none opposed.

Currier Route 146A – proposed (4) lot subdivision, Route 146A – Conceptual subdivision review.

The project was presented as follows:

- 1. Zoned Hamlet/Mixed Use
- 2. Proposed private wells and septic systems

Recommendations:

- 1. **The limits of LC 100 foot buffer zone should be identified on the individual plot plans.**
- 2. **The Applicant should seek clarification of the location of the proposed wells on Lot 1 and Lot 2 within the buffer zone. It appears a variance might be necessary.**
- 3. **Individual plot plans should note the close proximity to emergency response stations and emergency vehicle noise (Ballston Lake Fire Department and Ballston Lake EMS).**

A **motion** to adopt these recommendations was made by Dan Mathias, seconded by James Ruhl; all in favor, none opposed.

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A **motion** that a letter of protest be sent to the Town Board and Town Planning Board regarding the destruction of the historic building on Fire Road, Clifton Park (Rosecranz House) was made by Dan Mathias, seconded by Chuck Bassett; all in favor, none opposed.

The meeting was adjourned at 8:18 PM.

Respectfully submitted,
Rocco Ferraro, Chairman

cc: Clifton Park Town Clerk
Steve Bulger, Planning Board
Councilman Sanford Roth (E-mail copy)