

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 20, 2009**

CALL TO ORDER: Rocco Ferraro, Chairman, called the meeting to order at 7:10 PM in Grooms Tavern.

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

ABSENT: Chuck Bassett and Dan Mathias

TOWN BOARD LIASON: Sandy Roth

GUESTS: Richard Zahnleuter and Attorney for Applicant Ernest Martin

**ANNOUNCEMENTS:**

- Next meeting date: **Thursday, November 5, 2009** at 7:00 PM at Grooms Tavern
- New Members
- Review of meeting with Joel Peller

**PUBLIC HEARINGS:**

None

**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.
4. The Applicant and Planning Board have addressed our comments

**Recommendation:**

1. **The location of the proposed shed should consider its close proximity to the southern boundary of the Ushers Road State Forest.**

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

**NEW BUSINESS:**

**Hoffman Subdivision** – Proposed (2) lot consolidation and subdivision, 1812 U.S. Route 9 – Conceptual site plan review.

The project was presented as follows:

1. Zoned B-3 Neighborhood Business
2. This is not in an LC Zone
3. This is subdivision only, no particular use in planned at this time Zoned Neighborhood Business B-3.

**Recommendations:**

1. **ECC has no comment**

**Ernest Martin Structure** – Permit an already existing structure, 38 Vischer Ferry Road –zoning variance.

The project was presented as follows:

1. Zoned Conservation Residential
2. This is for a zoning variance for an existing building that was built in 2003.
3. ECC is reviewing the project because it is within the 100' buffer area as listed in 208-69.1.

**Recommendations:**

- 1. Existing structure should be moved to a new location outside of 100' buffer.**
- 2. Additionally, current or future storage of hazardous materials at the current location pose a threat to the water supply.**

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

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The meeting was adjourned at 8:35 PM.

Respectfully submitted,  
Rocco Ferraro, Chairman

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