

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

MEMBERS:
Raoul Desy
Rocco Ferraro
Brian Glick
Dan Mathias
Karl Siverling
Howard Vipler
Richard Zahnleuter

Associate Members:
Chuck Bassett

MINUTES: **Tuesday, February 16, 2010**

CALL TO ORDER: Rocco Ferraro, Chairman, called the meeting to order at 7:04 PM in Grooms Tavern.

PRESENT: Raoul Desy, Rocco Ferraro, Michael Montague, Sandy Roth (Town Board Liason), Howard Vipler, and Rick Zahnleuter

ABSENT: Chuck Bassett, Brian Glick, Dan Mathias, Karl Siverling

GUESTS: None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, March 2, 2010** at 7:00 PM at Grooms Tavern
- Review of Standard Statements
- Community News articles
- 1st Annual Pharmaceutical Collection Day April 17, 2010

PUBLIC HEARINGS:

None

OLD BUSINESS:

DeMarco-Stone Funeral Home– Proposed 3,300 SF funeral home, 533 MacElroy Road - Revised conceptual site plan review. Last seen on 5/12/2009.

The project was presented as follows:

1. Zoned B-3 Neighborhood Business
2. Town supplied water, on-site septic
3. When last reviewed on 4/7/09, ECC stated:
 - a. After review of data presented, the ECC reiterates concerns regarding the surrounding neighbors and screening from headlights in the parking lot and at the exits.
 - b. The Applicant should submit façade renderings for review by the Planning Board to ensure the building will be consistent with the surrounding area.
 - c. The following standard statements must be added to the plot plan:
 - i. 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.
 - ii. All erosion and water quality controls shall be put into place at the initial phase of site preparation and shall be maintained until all constructions ends and soils are stabilized.
 - iii. The Applicant will control fugitive dust and debris during the construction/demolition phase of the project.
 - d. 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 before such materials are stored.

Recommendations:

1. If hazardous materials will be stored on-site, the Applicant must submit a plan for approval addressing handling and storage and spill response to the Town of Clifton Park Environmental Specialist before such materials are stored.
2. The Applicant should submit façade renderings for review by the Planning Board to ensure the building will be consistent with the surrounding area.
3. The ECC recommends that the applicant (modify the lighting plan to) incorporate lighting that is directional and limited.

A **motion** to adopt this recommendation was made by Howard Vipler, seconded by Raoul Desy; all in favor, none opposed.

NEW BUSINESS:

Dunkin Donuts, North Country Commons– Proposed 2,400SF restaurant with drive through, 1208 Route 146 - Conceptual site plan review. Last viewed 1/5/10

The project was presented as follows:

1. Zoned Planned Unit Development
2. This is not in an LC Zone

- 3. Storm water discharges directly into Dwaas Kill
- 4. When a similar project was last reviewed, ECC stated:
 - a. Since the site discharges stormwater directly to the Dwaas Kill, the Storm Water Pollution Prevention Plan should be submitted for the entire site and approved by Steve Myers prior to any Planning Board approval. The storm water system should be sufficient to handle the combined storm water runoff projected for the entire site, including the proposed Dunkin Donuts location.
- 5. The site has relocated a little closer to Route 146 and Pioneer Bank.

Recommendations:

- 1. Since the site discharges stormwater directly to the Dwaas Kill, the Storm Water Pollution Prevention Plan should be submitted for the entire site and approved by Steve Myers prior to any Planning Board approval. The storm water system should be sufficient to handle the combined storm water runoff projected for the entire site, including the proposed Dunkin Donuts location.
- 2. The Applicant should relocate the eight parking spots between the proposed building and Route 146 to preserve the existing green space along Route 146.

A **motion** to adopt this recommendation was made by Rick Zahnleuter, seconded by Raoul Desy; all in favor, none opposed.

Lattan Addition– Proposed (2) family dwelling in a R-1 zone - Conceptual site plan review and Special Use Permit.

The project was presented as follows:

- 1. Zoned R-1 Residential
- 2. Not in an LC Zone
- 3. Proposed garage with apartment above it
- 4. Site plan doesn't seem to list where the proposed structure is to be built

Recommendation:

- 1. **ECC has no comments**

* * * * *

The meeting was adjourned at 9:04 PM.

Respectfully submitted,
Rocco Ferraro, Chairman

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