

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, March 2, 2010**

CALL TO ORDER:

Rocco Ferraro, Chairman, called the meeting to order at 7:08 PM in Grooms Tavern.

PRESENT:

Raoul Desy, Brian Glick, Rocco Ferraro, Dan Mathias, Michael Montague, Sandy Roth (Town Board Liason), Howard Vipler, and Rick Zahnleuter

ABSENT:

Chuck Bassett and Karl Siverling

GUESTS:

Tim Huggins and Louise King

**ANNOUNCEMENTS:**

- Next meeting date: **Tuesday, March 16, 2010** at 7:00 PM at Grooms Tavern
- Revision of Standard Statements finalized. Motion made by Dan Mathias, seconded by Howard Vipler; all in favor, none opposed.
- Community News articles – “Pill Ills” article being forwarded to Town Board for approval
- 1<sup>st</sup> Annual Pharmaceutical Collection Day April 17, 2010 will no longer be taking place

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

**Park Dental Care** – Proposed construction of a dental office, 923 Route 146, Revised conceptual site plan review.

The project was presented as follows:

1. Zoned B-1 Business Non-Retail
2. Has history of landfill dumping
3. DEC recently visited the site and designated the stream to the west and the stream to the north as trout spawning streams. Thus, the applicant will need to include DEC on the permit application and a buffer zone would apply.
4. When last reviewed, ECC stated:
  - a. The Applicant should correct their SEQRA EAF to indicate that solid waste and potentially petroleum products may have been dumped on the site.
  - b. A Phase I and II Environmental Site Assessment and testing should be conducted on the site to ascertain the nature and extent of the dumping prior to any approvals.
  - c. A field survey should be conducted by a qualified professional to identify the location of the Land Conservation Zone along the two streams and ACOE wetlands that appear to extend onto the project site. The limits of the LC Zone and Federal Jurisdictional Wetlands should be identified on the plot plan.
  - d. Relocate the new structure to be parallel to Route 146, to the east of the existing building, with parking in the rear. Thus, the stormwater management area can be moved further away from the existing stream.
  - e. The proposed improvements on the site should take into account the environmentally sensitive characteristics and unique features associated with the Dwaas Kill.

**DEC conducted a environmental field survey of the site and determined that the streams on the west and north side of the property are classified as a trout spawning stream, Class C(ts). This is the highest classification for aquatic habitat purposes of a stream by DEC and requires the most protection against disturbance. Therefore, the ECC makes the following recommendations:**

- 1. The areal extent of impervious surfaces and soil disturbances should be minimized to the fullest extent practicable in order to avoid reducing subsurface recharge of stormwater runoff, and to protect downstream surface water receptors from sedimentation.**
- 2. The ECC notes that sensitive environments exist within and adjacent to the project site, therefore the ECC is concerned about the potential for environmental impacts associated with the stormwater management plan. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments. The ECC requests additional detail on the stormwater management approach because it appears based on the submitted plan it is inadequate to protect the nearby sensitive areas.**
- 3. It appears there is a discrepancy in the delineation of the headwaters, and associated buffer zones, for both the streams. The limits of the stream buffer zone *shall* be clearly and accurately delineated on the plot plan.**

4. **The ECC notes that the project intrudes into the 50 foot stream buffers. The proposed storm water management system within the designated 50 foot stream buffer on the west side should be relocated outside the buffer zone. In addition, the proposed land disturbance and parking intrudes into the 50 foot stream buffer on the north side and should be relocated.**
5. **The proposed improvements on the site should take into account the environmentally sensitive characteristics and unique features associated with the Dwaas Kill and native brook trout.**
6. **The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of the buffer zone. The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.**
7. **If hazardous materials will be stored on this 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.**

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

**EJP Storage Shelter** – Proposed 1300 ft. fabric covered storage structure, 198 Ushers Road – Final site plan review with possible determination.

The project was presented as follows:

1. Zoned B-3 Neighborhood Business
2. When last reviewed on 10/6/09, ECC stated “Applicant should state what will be stored in the shed.” When last reviewed on 2/2/10, ECC stated “ECC has no further comments”

**Recommendation:**

1. **If hazardous materials will be stored on this 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.**

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

**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:

3. Zoned B-3 Neighborhood Business
4. Town supplied water, on-site septic
5. 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 9:05 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)