

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

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

Associate Members:
Chuck Bassett

MINUTES: **Tuesday, April 20, 2010**

CALL TO ORDER: Rocco Ferraro, Chairman, called the meeting to order at 7:03 PM in Grooms Tavern.

PRESENT: Raoul Desy, Rocco Ferraro, Brian Glick, Dan Mathias, Michael Montague, Howard Vipler, Karl Siverling, and Rick Zahnleuter

ABSENT: Chuck Bassett and Sandy Roth (Town Board Liaison)

GUESTS: Steve Bulger and Louise King

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, May 4, 2010** at 7:00 PM at Grooms Tavern
- Visit from Steve Bulger, Planning Board Chairman
- Community News articles

PUBLIC HEARINGS:

[2009-023] **Currier Subdivision 146A** – Proposed (3) lot subdivision, 1117 Route 146A, Preliminary public hearing with possible determination. Last seen on 10/14/2009.

The project was presented as follows:

1. Zoned Hamlet/Mixed Use (businesses are allowed)
2. Proposed private wells and septic systems
3. Was pulled from last meeting's agenda on 4/13/10 and carried over to now.
4. When last viewed, the ECC stated:

- a. The limits of LC 100 foot buffer zone should be identified on the individual plot plans.
- b. 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.
- c. Individual plot plans should note the close proximity to emergency response stations and emergency vehicle noise (Ballston Lake Fire Department and Ballston Lake EMS)
5. The location of the wells on Lot 1 and 2 have been identified. They are located outside the buffer zone.
6. The subdivision has gone from 4 lots to 3 lots.
7. The location of the septic system and wells has been modified.
8. The septic system design has been submitted and is being reviewed by the Town's engineer.

Recommendations:

1. **The Applicant should submit a Stormwater Management Plan for review by the Town's Engineer and ECC.**
2. **The Applicant is encouraged to consider configurations that place the buildings closer to NYS Route 146A, with the parking lots, service areas and waste receptacles in the rear of the building and out of view from NYS Route 146A. This is consistent with the hamlet mixed use objectives outlined in the Zoning Code of the Town of Clifton Park.**
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 Rick Zahnleuter; all in favor, none opposed.

OLD BUSINESS:

[2010-007] **Clifton Preserves** – Proposed (5) lot subdivision, 326 Moe Rd.- Revised concept review. Last seen 3/23/2010

The project was presented as follows:

1. Zoned R-1 Residential
2. LC Zone located on the property
3. When last reviewed, the ECC recommended:
 - a. The plan only partially identifies the limits of the LC Zone and 100 foot buffer zone, the Applicant shall identify the boundaries, in their entirety, of the LC Zone and 100 foot buffer zone on the plot plan.
 - b. Given the extent of the LC Zone on the parcel, a new subdivision should be submitted eliminating Lot #5.
4. Plan has been revised based on comments

Recommendation:

1. **On Lot #4 the deed should specifically state no building or structure shall be built, expanded or altered and no land shall be expanded or altered for any purpose within the areas depicted as L-C.**

2. **The Applicant should be encouraged to place the remaining open space that is to the South of the proposed private drive into the Conservation Easement Program.**
3. **The plot plan should include the following statement “the subdivision is located in an area which may be impacted by aviation activity. Impacts may include noise or vibration. A study describing this impact in detail is available for inspection in the offices of Albany International Airport.”**

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

[2007-027] **DeMarco-Stone Funeral Home**-Proposed 3,300 SF funeral home, 533 MacElroy Road – Preliminary site plan review and possible SEQR determination. Last seen 3/23/2010

The project was presented as follows:

1. Zoned B-3 Neighborhood Business
2. Town supplied water, on-site septic
3. When last reviewed on 2/16/10, ECC stated:
 - a. 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.
 - 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 ECC recommends that the applicant (modify the lighting plan to) incorporate lighting that is directional and limited.

Recommendation:

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.**

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

NEW BUSINESS:

[2010-010] **Bartlett Subdivision** – Proposed (3) lot subdivision, 537 Clifton Park Center Rd. Conceptual subdivision review.

The project was presented as follows:

1. The area is zoned R-1 (Residential)
2. This is not in an LC zone
3. This is for subdivision only.
4. Appears surrounding lots were subdivided earlier, and this is a proposal to subdivide even further.

Recommendation:

- 1. The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan, to the greatest extent practicable.**

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

[2010-009] **City Slices** – Enclosure of patio area on west end of 7 Southside Drive. Conceptual site plan review.

The project was presented as follows:

1. Formerly Quiznos, next to Moe's
2. Will include expansion of the outdoor seating

Recommendation:

ECC has no comments

[2010-011] **DCG Light Industrial** – Proposed shovel-ready light industrial site on Ushers Rd. immediately east of the Northway. Conceptual site plan review.

The project was presented as follows:

1. Zoned L-1 (Light Industrial)
2. Not in an L-C Zone
3. Approximately a year ago, this land was timbered.
4. Blue Lupine located in the area

Recommendation:

- 1. The Applicant should show the approximate building footprints and connecting roadways.**
- 2. Per Town Code Section 208-64 (A)(3) – “The Applicant shall conduct a tree inventory which indicates the location of all trees and other plants with a diameter of six inches or more on the property. The Applicant shall ensure that at least 50% of the trees and other plants or six (6) inches or more in diameter, outside the site improvement areas, are preserved.”**
- 3. Due to the existing blue lupine identified on the plot plan, the ECC recommends the Applicant survey the entire site to determine if further colonies of blue lupine exist.**
- 4. The ECC notes that an aquifer recharge area is present within the project limits. The Applicant must design a storm water management system and grading plan that protects the aquifer resource.**
- 5. The ECC notes that the project may have significant environmental impacts, and recommends that the Applicant complete the SEQR long Environmental Assessment Form for Planning Board and ECC review.**

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

[2010-016] **Parkway Music** – Proposed two-story retail building on Rt. 9 and Biette Rd. ZBA granted all variances requested. Conceptual site plan review. Last seen as discussion on 4/6/10

The project was presented as follows:

- 1. Last time reviewed, the Applicant was in front of the ZBA. Now, with the same site plan, the Applicant is in front of the Planning Board
- 2. When last reviewed, the ECC has no comments

Recommendation:
ECC has no comment.

[2010-012] **Longkill Properties** -Proposed (3) lot subdivision at 89 Longkill Rd. Conceptual review. See project 2008-020 (93 Longkill-4 lot subdivision)

The project was presented as follows:

- 1. This land was previously subdivided and now comes before the Board for further subdivision.
- 2. Public water and on-site septic

Recommendation:
1. Due to environmental constraints at this location, the ECC does not recommend further subdivision of this parcel.

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

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The meeting was adjourned at 9:43 PM.

Respectfully submitted,
Rocco Ferraro, Chairman

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