

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, May 18, 2010**

CALL TO ORDER: Rocco Ferraro, Chairman, called the meeting to order at 7:07 PM in Grooms Tavern.

PRESENT: Raoul Desy, Rocco Ferraro, Michael Montague, Sandy Roth (Town Board Liaison), Karl Siverling, and Howard Vipler

ABSENT: Chuck Bassett, Brian Glick, Dan Mathias, and Rick Zahnleuter

GUESTS: None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, June 1, 2010** at 7:00 PM at Grooms Tavern
- Community News articles – Mulcher Culture

PUBLIC HEARINGS:

[2010-010] **Bartlett Subdivision** – Proposed (3) lot subdivision, 537 Clifton Park Center Rd. Preliminary public hearing and possible determination.

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. When last reviewed, ECC stated “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.”

Recommendations:

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.**

[2009-025] **Van Patten, Ronald Wayne** – Proposed (12) lot subdivision, 621 Englemore Road – Preliminary public hearing and possible determination.

The project was presented as follows:

1. The area is zoned R-1 (Residential)
2. This is a LC zone located on/near the property
3. This is one large lot with 12 houses already on it. Subdivide to one building per lot. A lot of history here
4. When last reviewed, ECC stated the following
 - a. The limits of the LC Zone and 100 foot buffer zone, DEC Wetlands, and Federal Jurisdictional Wetlands should be identified on the plot plan.
 - b. The ECC notes that the project may include extensive paving adjacent to, or in the vicinity of the LC Zone, State or Federal Wetlands. 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, if paving were to occur.
5. The subdivision plans do not appear to delineate State or Federal wetlands

Recommendations:

1. **The limits of the LC Zone and 100 foot buffer zone, DEC Wetlands, and Federal Jurisdictional Wetlands shall be identified on the plot plan. Lots 1B, 9A, 10A, 11 appear to be within the wetlands and/or buffer zone.**
2. **Upon delineation of the LC Zone in accordance with Section 208-69 of the Clifton Park Town Code, uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.**
3. **The ECC notes that the project may include extensive paving adjacent to, or in the vicinity of the LC Zone, State or Federal Wetlands. 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, if paving were to occur.**

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

OLD BUSINESS:

[2006-010] **Provident Development Group** – 6,200 SF Office Building , 39 Old Route 146 - Ammendment to approved site plan and possible determination.

The project was presented as follows:

1. This is modification to the original site plan, based on the settlement of the court case against Provident. No structure will actually be built or modified.

Recommendation:

1. **The footprint of the demolished building should remain as open space.**

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

[2009-023] **Currier Hamlet Subdivision**– Proposed (3) lot subdivision, 1117 Route 146A – Final subdivision review and possible determination.

The project was presented as follows:

1. Zoned Hamlet/Mixed Use (businesses are allowed)
2. Proposed private wells and septic systems
3. When last viewed, ECC stated:
 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.
4. At last meeting, public hearing was closed with no comments

Recommendations:

1. **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.**
2. **The ECC recommends that the applicant (modify the lighting plan to) incorporate lighting that is directional and limited.**
3. **Lot 3 does not identify the location of the on-site well. The well should be located a minimum of 100 feet from the proposed septic system and expansion area.**

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

[2010-016] **Parkway Music** – Proposed two-story retail building on Rt. 9 and Biette Rd. Preliminary site plan review and possible determination.

The project was presented as follows:

1. Zoned B-4A (Highway Business/Restricted Retail)
2. When last reviewed, the ECC stated “ECC has no comment.”

Recommendation:

ECC has no further comments

[2008-028] **Peddler’s Restaurant** - Proposed 7,198 SF restaurant, 16 Clifton Park Village Road – Amendment to existing site plan and possible determination.

The project was presented as follows:

1. Zoned B-4A (Highway Business/Restricted Retail)
2. This proposal is to pipe the creek to the East, and overlay it with parking spaces.
3. This is not a DEC regulated creek, but does eventually turn into the Bear Brook (a trib. of the Dwaas Kill).
4. This will also be going in front of the ZBA

Recommendation:

1. **The ECC is opposed to piping the stream due to the concerns about the loss of vegetation that currently provides visual green space buffering between the property and adjacent roadway.**

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

NEW BUSINESS:

[2010-015] **Northstar Chevrolet Addition**– Proposed 1148 SF addition , 400 Clifton Park Center Road – Conceptual site plan review.

The project was presented as follows:

1. Zoned B-4 (Highway Business)
2. This is for an addition to the auto body shop that is now asphalt.
3. This is needed to comply with new state laws

Recommendation:

ECC has no comments

[2010-014] **Genstar FZE**– Proposed home-based business, 6 Hilltop Ct., Rexford, NY – Conceptual SUP and site plan review.

The project was presented as follows:

1. Zoned Conservation Residential
2. Applicant proposes to use his basement as an office. Not sure what type of business.
3. This will be a special use permit per section 208-16D(3)(14)

**Recommendation:
ECC has no comments**

[2010-016] **Lands of Scanlon (Boni Builders)**– Proposed (4) lot subdivision, Miller Road – Conceptual subdivision review.

The project was presented as follows:

1. Zoned Conservation Residential
2. Will be public water and septic
3. This is subdivision only
4. None of the proposed house locations are in the LC Zone, but it appears the proposed common driveway will be
5. Applicant will need a disturbance permit from NYSDEC and ACOE

Recommendation:

1. **The deeds should note that portions of the parcels are located within the LC Zone, as delineated on the site plan, therefore, uses in this area are restricted per section 208-69 of the Town of Clifton Park Town Code. The Building Department shall be notified prior to any land disturbance activities in the LC Zone.**
2. **The Zone of Occupancy should conform with the LC buffer zone for Lots 3 and 4.**
3. **The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan, and the requirements as stated in Chapter 184 of the Town Code dealing with selective cutting of timber.**

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

Lands of Zaccaria– Proposed (2) lot subdivision, Route 146 – ZBA review.

The project was presented as follows:

1. Zoned B-1
2. This is in front of the ZBA now, but will eventually be in front of the Planning Board as well.
3. Requesting many variances, including greenspace

Recommendation:

1. **ECC has no comments**

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The meeting was adjourned at 9:00 PM.

Respectfully submitted,
Rocco Ferraro, Chairman

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