

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

Louise King

MINUTES:

Tuesday, July13, 2010

CALL TO ORDER:

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

PRESENT:

Raoul Desy, Rocco Ferraro, Louise King, Michael Montague, Sandy Roth (Town Board Liaison), and Rick Zahnleuter

ABSENT:

Chuck Bassett, Brian Glick, Dan Mathias, Karl Siverling, and Howard Vipler

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, August 3, 2010** at 7:00 PM at Grooms Tavern
- Community News article
- Dumpster Frequently Used Statement Approved
- Rocky Ferraro appoints Louise King as a voting member

PUBLIC HEARINGS:

[2010-007] **Clifton Preserves**– Proposed (5) lot subdivision, 326 Moe Rd.- Preliminary public hearing and possible determination. **Last seen 4/20/2010**

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. 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.
 - b. 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.
 - c. 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.”
4. No new plan has been submitted

Recommendation:

1. **ECC has no further comments**

[2010-014] **Genstar FZE** – Proposed Special Use Permit and Site Plan Review for a home-based business, 6 Hilltop Court - Preliminary public hearing and possible determination. **Last seen 5/26/2010**

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)
4. When last reviewed ECC had no comments

Recommendation:

1. **ECC has no further comments**

[2010-019] **Hicks Timber Harvesting by (Wagner Lumber)**– Proposed Special Use Permit for timber harvesting of <12 trees per acre within 50’ of a boundary line, 164 Sugar Hill Road– Preliminary public hearing and possible determination.

The project was presented as follows:

1. Zoned Conservation Residential
2. Not in an LC Zone
3. This is acceptable use, except timbering within 50’ of a property boundary
4. ECC never reviewed this project before

Recommendations:

1. **Due to the lack of detail submitted identifying the specific parcels, it is impossible to determine the environmental and visual impacts of the proposed logging operation.**
2. **Based on information submitted, and lack of any stated justifications on how the proposed use will satisfy the standards for special use permits, ECC does not**

recommend intruding on the 50 foot buffer area due to possible visual and erosion control impacts, in particular along the Mohawk River.

A **motion** to adopt these recommendations was made by Rick Zahnleuter, seconded by Louise King; all in favor, none opposed.

[2010-021] **Springel Timber**– Proposed Special Use Permit for timber harvesting of <12 trees per acre within 50’ of a boundary line, 61 Appleton Road – Preliminary public hearing and possible determination

The project was presented as follows:

1. Zoned Conservation Residential
2. Is in an LC Zone
3. This is acceptable use, except timbering within 50’ of a property boundary
4. ECC never reviewed this project before

Recommendation:

1. **Due to the lack of any stated justifications on how the proposed use will satisfy the standards for special use permits, ECC does not recommend intruding on the 50 foot buffer area due to possible visual and erosion control impacts**

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

[2010-022] **Unter – Women’s Fitness Center**– Proposed Special Use Permit for re-use of existing office space as a women's fitness center, 609 Route 146A – Preliminary public hearing and possible determination.

The project was presented as follows:

1. ECC never reviewed this project before

Recommendation:

1. **ECC has no comments**

[2010-007] **Bartlett Subdivision** – Proposed (3) lot subdivision, 537 Clifton Park Center Road- Reconvening of a public hearing from 5/26/2010, preliminary review and possible determination.
Last seen 5/18/2010

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.”

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 Louise King, seconded by Rick Zahnleuter; all in favor, none opposed.

OLD BUSINESS:

[2009-019] **Dunkin Donuts**– Proposed 2,400 SF restaurant with drive through, 1208 Route 146 – Preliminary site plan review with possible determination. **Last seen 3/2/2010**

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 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.
 - b. The Applicant should relocate the eight parking spots between the proposed building and Route 146 to preserve the existing green space along Route 146.
5. Applicant has made some minor changes in the site plan, but has not relocated the parking spaces are recommended

Recommendations:

1. **Due to the probability of food and liquid wastes leaking from the on-site dumpsters into a storm water catch basin and surface water body, the ECC recommends the applicant enclose the area on an impervious surface with a berm surrounding the dumpsters that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**
2. **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.**
3. **The Applicant should reconfigure the placement, or provide buffering, of the front parking lot and waste receptacles out of view from NYS Route 146.**

A **motion** to adopt these recommendations was made by Rick Zahnleuter, seconded by Louise King; all in favor, none opposed.

[2007-027] **DeMarco-Stone Funeral Home**– Proposed construction of a 3,330sf funeral home, 533 MacElroy Road – Preliminary site plan review and possible determination. **Last seen 4/20/2010**

The project was presented as follows:

1. Zoned B-3 Neighborhood Business
2. Town supplied water, on-site septic
3. When last reviewed on 4/20/10, 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.
4. Doesn't appear much has change since the last submittal

Recommendation:

ECC has no further comments

NEW BUSINESS:

[2010-023] **Kazmierczak Subdivision** – Proposed (3) lot subdivision, Vischer Ferry Road, Conceptual subdivision review

The project was presented as follows:

1. Zoned R-1 Residential
2. Minor intrusion into the LC Zone with a crushed stone driveway
3. Public water and private septic

Recommendation:

ECC has no comments

[2010-024] **Enterprise Rent-A-Car Parking Expansion** – Proposed expansion of existing parking lot, 21st Century Drive, Conceptual site plan review.

The project was presented as follows:

1. Zoned Corporate Commerce
2. Not in an LC Zone, a federal wetland is nearby but won't be directly impacted by project.

Recommendation:

- 1. The Northeast corner of the site is an environmentally sensitive area including federal wetlands and forested areas. Therefore, the ECC recommends elimination, or relocation, of the parking spaces from that area.**

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

[2010-025] **Addison Estates Trail** – Proposed change to existing trail connecting Addison Way to the multi-use path in Summerhill Subdivision, Addison Way, Conceptual amendment to existing subdivision plan Addison Estates Subdivision [2003-016].

The project was presented as follows:

1. Zoned R-1 Residential
2. Not in an LC Zone, but some impact on federal wetlands

Recommendation:

- 1. The existing trail is part of the defined network of the Town’s Trails Master Plan and was previously approved as part of the subdivision review. In addition the proposed trail realignment would create additional wetland disturbance, therefore the ECC does not recommend approval of this relocation.**

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

[2010-026] **Coburg Village Expansion** – Proposed construction of 88 additional apartments and 170 parking spaces, 1 Coburg Village Way, Conceptual site plan review.

The project was presented as follows:

1. Zoned Coburg Village PDD
2. Not in an LC Zone

Recommendations:

- 1. The Applicant should redesign or use landscaping and grading to provide visual buffering between the staff and event parking area and Vischer Ferry Road.**
- 2. The Applicant should allow for pedestrian access from the Coburg Village Way curb cuts to the business corner of Vischer Ferry and Grooms Road**

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

[2010-027] **Snap Fitness** – Proposed (24) hour fitness center in existing warehouse, 811 Main Street, Conceptual SUP and site plan review.

The project was presented as follows:

1. Zoned B-3 Neighborhood Business
2. Not in an LC Zone

**Recommendation:
ECC has no comments**

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The meeting was adjourned at 9:53 PM.

Respectfully submitted,
Rocco Ferraro, Chairman

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