

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, September 21, 2010**

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

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

ABSENT: Chuck Bassett, Dan Mathias, Sandy Roth, and Louise King

GUESTS: None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, October 5, 2010** at 7:00 PM at Grooms Tavern
- Community News article

PUBLIC HEARINGS:

[2007-027] **DeMarco-Stone Funeral Home**– Proposed 3,300 SF funeral home, 533 MacElroy Road – Preliminary SEQR, site plan review and public hearing with possible determination.

The project was presented as follows:

1. Zoned B-3 Neighborhood Business
2. Town supplied water, on-site septic
3. When last reviewed, 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.**

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

OLD BUSINESS:

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

The project was presented as follows:

1. The area is zoned R-1 (Residential)
2. There 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 shall be identified on the plot plan. Lots 1B, 9A, 10A, 11 appear to be within the wetlands and/or buffer zone.
 - b. 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.
 - c. 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.

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.**
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.**

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

[2010-030] **Zaccaria Subdivision**– Proposed (2) lot subdivision, 100/200 Technology Park.- Final review and possible determination.

The project was presented as follows:

- 1. Zoned B-1 Business Non-Retail
- 2. Not in an LC Zone
- 3. When last reviewed, the ECC did not have any comments

Recommendations:

- 1. ECC has no comments

New Business:

[2010-035] **Wagner Insurance Building** – Proposed 3,000 sq/ft office building to house an insurance business. 5 Longkill Road, Conceptual review.

The project is presented as follows:

- 1. Zone B-3 (Neighborhood Business)
- 2. Not in a LC Zone

Recommendations:

- 1. ECC has no comments

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The meeting was adjourned at 8:14 PM.

Respectfully submitted,
Rocco Ferraro, Chairman

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