

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, October 5, 2010**

CALL TO ORDER:

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

PRESENT:

Raoul Desy, Rocco Ferraro, Louise King, Dan Mathias, Michael Montague, Sandy Roth, Howard Vipler, and Rick Zahnleuter

ABSENT:

Chuck Bassett, Brian Glick, and Karl Siverling,

GUESTS:

None

**ANNOUNCEMENTS:**

- Next meeting date: **Tuesday, October 19, 2010** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- Rocco Ferraro appointed Louise King as a voting member
- ECC Logo
- HHWD 9/25/10
- Standard/Frequently Used Statements

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

[2010-004] **Park Dental** – Proposed construction of a dental office, 923 Route 146, Preliminary site plan review and possible determination. [SBL: 271.-2-24.1](#)

*Comments:*

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 had no additional comments

**Recommendation:**

1. **ECC has no further comment**

[2010-018] **Muralidhar Office/Warehouse** – Proposed 20,400 and 7,980 SF Office/Warehouse buildings, U.S. Route 9, Preliminary site plan review and possible determination. [SBL: 259.-2-81.](#)

*Comments:*

1. Zoned Light Industrial
2. Wetlands appear to be near the property
3. When last reviewed ECC stated:
  - a. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant should retain existing vegetation to the maximum extent practical and/or use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.
  - b. The Applicant shall submit a Stormwater Management Plan for review by the Town's Engineer.
  - c. Pursuant to Section 86-7 of the Town Code, natural drainage channels should be preserved to the greatest extent practicable.
  - d. The ECC notes that the project includes 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.
  - e. The ECC notes that sensitive environments exist on properties adjacent to the project site, thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.
  - f. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.

- g. The ECC notes that the project may result in intrusion into the LC Zone. The applicant must file for an Application for Approval of Work To Be Done in the LC Zone with the Town of Clifton Park.
- h. The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands. The Applicant must avoid intrusion into ACOE Wetlands or apply for a Federal Wetlands Permit for disturbances of more than 1/3 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.
- i. The Applicant shall take into account designated Federal Jurisdictional Wetlands shown on the most recent NYSDEC wetlands maps for the Town of Clifton Park and identify their location on the project plans.
- j. The Applicant shall comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Environmental Specialist.
- k. Due to the potential for Federal wetlands on this parcel, the Applicant will determine the location and extent of disturbance of Federal wetlands before a building permit is issued.
- l. Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area on an impervious surface with a berm surrounding the dumpster(s) 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.
- m. Per the Water Resources Investigations Report (01-4104), prepared in cooperation with the Clifton Park Water Authority, this project is located within the Colonie Channel aquifer/recharge area. No underground storage tanks shall be constructed on this property; during construction, any temporary above-ground storage tanks shall have secondary containment of no less than 110% of the tank volume to prevent releases to the aquifer/recharge area; during construction, contractors shall have a spill contingency plan which addresses prevention and cleanup of releases of petroleum and/or hazardous materials.

**Recommendation:**

1. **Recognizing that a variance has been issued for this property, the ECC is concerned about the environmental impacts that will occur if the land is developed as presently proposed. Among the ECC's concerns are the intensity of the proposed use in a confined area, the extensive amount of fill proposed, impact on the Colonie aquifer, impact on the stream including the flow pattern, impact of the natural function of the wetland, and pollutants from parking lot runoff. Therefore, before approval is provided the ECC recommends that the applicant furnish sufficient data for further review to demonstrate that the proposed project will not result in the activities outlined in Section 208-69.3 – "Additional Standards for Permit."**

A **motion** to adopt these recommendations was made by Dan Mathias, seconded by Raoul Desy; all in favor, none opposed.

[2008-028] **Peddler's Restaurant** - Proposed amendment to existing site plan for additional parking, 16 Clifton Park Village Road – Amendment to existing site plan and possible determination. [SBL:272.9-1-1.2](#)

Comments:

1. Zoned B-4A (Highway Business/Restricted Retail)
2. This proposal is to pipe the creek to the East and South, and overlay it, along with the existing storm water pond, with parking spaces. This will add an additional 43 spots.
3. This is not a DEC regulated creek, but does eventually turn into the Bear Brook (a trib. of the Dwaas Kill).
4. This was already in front of the ZBA for the parking lot on the East side.
5. When last reviewed, ECC stated: “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.”

**Recommendations**

1. **Due to the concerns about stream bank erosion, the Applicant should investigate green infrastructure measures, such as porous pavement, to minimize the flow to the conveyance system and ultimately the stream.**
2. **Eliminate the diagonal parking spaces on the South side of property and relocate the exit to the north. This will allow the newly piped stream to drain to the existing natural swale prior to merging with the other stream thereby minimizing the environmental impact of channelizing the stream.**
3. **ECC is concerned about who will be responsible for the maintenance of the channelized stream on Town property.**

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

**New Business:**

[2010-036] **1113 Rt. 146A** – Proposed reuse of existing commercial structure within a Hamlet Mixed Use zone, 1113 Rt. 146A, Conceptual site plan review. [SBL: 257.-2-33.1](#).

Comments:

1. Zoned Hamlet Mixed Use
2. This will be a one lot subdivision and re-use an existing commercial structure.
3. The ECC reviewed this months ago when it came before them as a 3 lot subdivision.
4. An on-site septic system will be installed

**Recommendations**

1. **ECC has no comments**

\* \* \* \* \*

The meeting was adjourned at 8:56 PM.

Respectfully submitted,  
Rocco Ferraro, Chairman

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