

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 19, 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, Karl Siverling, and Rick Zahnleuter

ABSENT:

Chuck Bassett, Brian Glick, Louise King, Dan Mathias, Sandy Roth, and Howard Vipler

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Wednesday, November 3, 2010** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- ECC Logo
- Standard/Frequently Used Statements

PUBLIC HEARINGS:

None

OLD BUSINESS:

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

The project was presented as follows:

1. Zoned Coburg Village PDD
2. Not in a LC Zone
3. When last reviewed, ECC stated:
 - a. The Applicant should redesign or use landscaping and grading to provide visual buffering between the staff and event parking area and Vischer Ferry Road.
 - b. The Applicant should allow for pedestrian access from the Coburg Village Way curb cuts to the business corner of Vischer Ferry and Grooms Road

Recommendation:

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.**

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

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

The project was presented as follows:

1. Zoned Corporate Commerce
2. Not in an LC Zone, but federal wetlands are nearby
3. When last reviewed ECC stated:
 - a. The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of 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.
 - b. 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.
 - c. The Northeast corner of the site is an environmentally sensitive area including federal wetlands and forested areas. We do not believe the proposed modification to the parking lot is sufficient to address our concerns. The ECC recommends the easternmost spaces be eliminated.

Recommendation:

1. **The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of 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.**
2. **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.**

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

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

The project was presented as follows:

1. Zone B-3 (Neighborhood Business)
2. Not in a LC Zone
3. When last reviewed, ECC had no comments

Recommendations

1. **ECC has no further comments**

[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. 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."

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 Karl Siverling, seconded by Rick Zahnleuter; all in favor, none opposed

New Business:

[2010-038] **Windhover Farms (2010)** – Proposed (25) lot subdivision in a CR zone, Grooms Road, Conceptual site plan review. [SBL: 276.-1-9](#), [276.-1-15.21](#), [276.-1-27.111](#) and [276.-1-77](#).

The project was presented as follows:

1. Zoned Conservation Residential
2. LC Zones nearby

Recommendations

- 1. Lots should be adjusted to eliminate any intrusion into the LC Zone.**

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

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The meeting was adjourned at 8:10 PM.

Respectfully submitted,
Rocco Ferraro, Chairman

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