

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, November 16, 2010**

CALL TO ORDER: Rocco Ferraro, Chairman, called the meeting to order at 7:05 PM in Grooms Tavern.

PRESENT: Chuck Bassett, Raoul Desy, Rocco Ferraro, Louise King, Dan Mathias, Michael Montague, Howard Vipler, and Rick Zahnlauter

ABSENT: Brian Glick, Sandy Roth, and Karl Siverling

GUESTS: None

**ANNOUNCEMENTS:**

- Next meeting date: **Tuesday, November 30, 2010** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- Chuck Bassett and Louise King were appointed full voting members for today's meeting
- ECC Logo
- Standard/Frequently Used Statements
- Community News

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

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

The project was presented as follows:

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
5. When last ECC had no comments:

**Recommendation:**

1. ECC has no comment

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

**New Business:**

[2010-040] **Olive Garden Subdivision and SPR**– Proposed subdivision and site plan review for a 7,500 SF restaurant, 22 Clifton Country Road - Conceptual site plan review. [SBL: 272.-1-31.11 and 31.2](#)

The project was presented as follows:

1. Zoned B4 - Highway Business
2. The existing Dunkin Donuts will be torn down for this Olive Garden
3. The land will be subdivided also for future development.

**Recommendations**

1. **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.**
2. **The Applicant should maintain a minimum 35% greenspace in accordance with 208-50.3 of the Town Code and the Route 9 GEIS, calculated for each subdivided parcel. For parcel #3, the ECC recommends the conversion of the 14 spaces along the eastern border into greenspace to address potential traffic conflicts between the parking spaces and internal road.**

- 3. The areal extent of impervious surfaces should be minimized to the fullest extent practicable in order to avoid reducing subsurface recharge of storm water runoff. ECC recommends green infrastructure solutions to address storm water management and aesthetic concerns.**

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

[2010-041] **1751 & 1747 Route 9** – Proposed site construction of 4 commercial buildings, 1751 & 1747 Route 9 – Conceptual site plan review. [SBL: 272.-1-2-7](#) and [272.-1-2-8](#)

The project was presented as follows:

- 1. Zoned B4 - Highway Business
- 2. Subdivision of the land to accommodate each building

**Recommendations**

- 1. The Applicant should indicate the proposed amount and location of greenspace for this project.**
- 2. 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 these recommendations was made by Chuck Bassett, seconded by Rick Zahnleuter; all in favor, none opposed.

\* \* \* \* \*

The meeting was adjourned at 8:28 PM.

Respectfully submitted,  
Rocco Ferraro, Chairman

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