

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 30, 2010

CALL TO ORDER:

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

PRESENT:

Chuck Bassett, Raoul Desy, Rocco Ferraro, Brian Glick, Louise King, Dan Mathias, Michael Montague, Sandy Roth, Karl Siverling, and Rick Zahnlauter

ABSENT:

Howard Vipler

GUESTS:

Steve Myers

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, January 4, 2011** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- ECC Logo
- Chuck Bassett was appointed a voting member
- Community News

PUBLIC HEARINGS:

None

OLD BUSINESS:

[2010-038] **Windhover Farms** – Proposed (25) lot subdivision in a CR zone, Grooms Road, Revised conceptual site plan review.

The project was presented as follows:

1. Zoned Conservation Residential
2. LC Zones nearby
3. When last reviewed, the ECC stated “Lots should be adjusted to eliminate any intrusion into the LC Zone.”
4. The lots were moved out of the LC Zone

Recommendation:

1. **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.**

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

[2010-034] **DeLeonardis, Michael- Route 9** – Proposed site plan review for future commercial use. 1858 Route 9 Rear, Revised conceptual site plan review [SBL: 265.-1-15.11](#) and [265.-1-15.11](#)

The project was presented as follows:

1. Zoned B-5 Corporate Commerce
2. Not in an LC Zone
3. Subdivision only
4. When last reviewed, ECC stated:
 - a. The limits of the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands shall be identified on the plot plan.
 - b. 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.
5. Appears the building has been relocated out of the wetlands/buffer area

Recommendation:

1. **Due to the location of this project relative to the 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. The Applicant should also disclose what will be stored in the fenced gravel storage area.

- 2. If hazardous materials will be stored on this 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.**
- 3. Identify the jurisdiction of the wetland on the northwestern corner of the proposed site.**

A **motion** to adopt these recommendations was made by Chuck Bassett, 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, revised conceptual amendment to existing subdivision plan (Addison Estates Subdivision [2003-016]). **SBL: 276.-2-1.121**

The project was presented as follows:

1. Zoned R-1 Residential
2. Not in an LC Zone, but some impact on federal wetlands
3. When last reviewed, ECC stated “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.”
4. The trail has been relocated to Miller Road.

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. The trail realignment would deny the public access to the scenic vista of the wetland area, and also result in safety concerns for the trail users. Therefore, the ECC does not recommend approval of the proposed trail alignment.**

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

New Business:

[2010-043] **Ellis Hospital Extension** – Proposed construction of 39,000 sq/ft Satellite Emergency Clinic, Conceptual site plan review **SBL: 272.-1-40.1**

The project was presented as follows:

1. Zoned B4 - Highway Business
2. Will replace an existing RV dealership

Recommendations

- 1. 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.**
- 2. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant should use landscaping to provide visual buffering between the project and the Northway.**
- 3. The Applicant should maintain a minimum 35% green space, calculated for the entire project, excluding the parking expansion area.**

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

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The meeting was adjourned at 9:22 PM.

Respectfully submitted,
Rocco Ferraro, Chairman

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