

TOWN SUPERVISOR:
Philip C. Barrett
ECC CHAIR:
Brian Glick
ECC ATTORNEY:
Joel Peller
ENVIRONMENTAL SPECIALIST:
Michael Montague
TOWN LIAISON:
Sanford Roth

MEMBERS:
Raoul Desy
Brian Glick
Victoria Lane
Dan Mathias
Karl Siverling
Howard Vipler
Richard Zahnleuter

Associate Members:
Chuck Bassett
Louise King

MINUTES: **Tuesday, March 1, 2011**

CALL TO ORDER: Brian Glick, Chairman, called the meeting to order at 7:11 PM in Grooms Tavern.

PRESENT: Raoul Desy, Brian Glick, Louise King, Dan Mathias, Michael Montague, Sandy Roth, Howard Vipler, and Rick Zahnleuter

ABSENT: Chuck Bassett, Victoria Lane, and Karl Siverling

GUESTS: None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, March 15, 2011** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- Louise King was appointed as a full voting member
- ECC Logo
- Community News
- E-Waste recycling event, May 22nd

PUBLIC HEARINGS:

None

OLD BUSINESS:

[2008-028] Peddler's Restaurant - Proposed stormwater improvement and parking lot amendment to approved site plan, 16 Clifton Park Village Road, Preliminary site plan amendment and possible determination. [SBL: 272.9-1-1.2](#)

The project was presented as follows:

1. Zoned B-4A (Highway Business/Restricted Retail)
2. This proposal is to pipe the creek to the East, and overlay it with parking spaces.
3. This is not a DEC regulated creek, but does eventually turn into the Bear Brook (a trib. of the Dwaas Kill).
4. This will also be going in front of the ZBA
5. When last reviewed, ECC stated:
 - a. "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.
 - b. 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.
 - c. 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.
 - d. ECC is concerned about who will be responsible for the maintenance of the channelized stream on Town property."

Recommendation:

1. **The ECC notes that the project includes extensive paving adjacent to, and in the vicinity of the tributary of the Bear Brook (a trout spawning stream). 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 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. It appears that there is minimal stormwater sediment filtration and no removal mechanisms for oil/grease from the parking lot. The runoff, therefore, discharges almost directly into the stream.**
3. **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.

- 4. 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 Dan Mathias, seconded by Howard Vipler; all in favor, none opposed.

[2010-034] DeLeonardis, Michael - Proposed construction of a commercial building. Site plan review, 1858 Route 9. Preliminary site plan review and possible determination. [SBL: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. 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.
 - b. 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.
 - c. Identify the jurisdiction of the wetland on the northwestern corner of the proposed site.
5. Appears the building has been relocated out of the wetlands/buffer area

Recommendation:

- 1. ECC has no comments**

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

New Business:

None

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The meeting was adjourned at 8:27 PM.

Respectfully submitted,
Brian Glick, Chairman

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