

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, May 3, 2011

CALL TO ORDER:

Brian Glick, Chairman, called the meeting to order at 7:09 PM in Grooms Tavern.

PRESENT:

Raoul Desy, Brian Glick, Louise King, Victoria Lane, Michael Montague, Sandy Roth, Howard Vipler, and Rick Zahnleuter

ABSENT:

Chuck Bassett, Dan Mathias, and Karl Siverling

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, May 17, 2011** at 7:13 PM at Grooms Tavern
- Recap of Planning Board
- Louise King was appointed as a full voting member
- Community News
- E-Waste recycling event, May 22nd
- HHWD, September 10th

PUBLIC HEARINGS:

None

OLD BUSINESS:

[2010-043] Ellis Hospital Extension Clinic -- Proposed construction of a 39,000 sq/ft clinic off Sitterly Rd., 103 Sitterly Rd, Zoned: B-4. Preliminary Site Plan Review with Possible Determination. [SBL: 272.-1-40.1](#)

The project was presented as follows:

1. Zoned B-4 – Highway Business
2. Not in a LC Zone
3. When last reviewed, ECC had no comments

Recommendation:

1. **ECC has no comments**

A **motion** to adopt this recommendation was made by Victoria Lane, seconded by Howard Vipler; all in favor, none opposed.

[2011-003] Sushi Tei Restaurant -- Applicant desires site plan approval for addition to current reaturant area with prior approved variances, 1218 Rt 146 , Zoned: B-3. Preliminary Site Plan Review with Possible Determination. [SBL: 270.-2-24](#). **Last seen on 4/12/2011**

The project was presented as follows:

1. Zoned B-3
2. This was Mama’s (next to Gold’s Gym)
3. When last reviewed, ECC stated “Due to the probability of food and liquid wastes leaking from the on-site dumpster 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 that accepts 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.”
4. Applicant has agreed to have any dumpster waste piped to their grease trap.

Recommendation:

1. **ECC has no comments**

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

New Business:

[2011-010] Maxwell Drive Office Building Addition -- Applicant desires to construct 3,200 sq/ft addition to current office building, 10 Maxwell Dr, Zoned: B-1. Conceptual Site Plan Review. [SBL: 271.-3-75](#).

The project was presented as follows:

1. Zoned B-1 (Business Non-Retail)
2. This is the building behind Price Chopper/K-Mart plaza

Recommendation:

1. **ECC has no comments**

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

[2011-011] Synergy Technology Park -- Proposed (7) lot subdivision in a B-5 district with water and sewer. Rt 9 , Zoned: B-5 Conceptual Subdivision Review. [SBL: 265.-1-15.3](#)

The project was presented as follows:

1. Zoned Corporate Commerce
2. Possible issues with the Dwaas Kill, wetlands, and Karner Blue Butterfly

Recommendation:

1. The Applicant should provide a delineation of the ACOE and NYSDEC wetlands, and any associated buffer zones.
2. The Applicant should delineate the location of any blue lupine on the proposed subdivision.
3. The Applicant should define what is a “restricted area”, as listed in their “concept development plan.”
4. There should not be any disturbance to the Dwaas Kill or planned development of the land to the North of the Dwaas Kill.

A **motion** to adopt this recommendation was made by Louise King, seconded by Victoria Lane; all in favor, none opposed.

[2011-008] Boni Subdivision Lands of Cole -- Proposed (3) lot subdivision with public water and sewer, 310 Vischer Ferry Rd, Zoned: R-1. Conceptual Subdivision Review. [SBL: 276.-2-9](#)

The project was presented as follows:

1. Zoned R-1
2. An existing building is within the LC Zone (100’ buffer). Proposed buildings will be out of the LC Zone.
3. ACOE wetlands are on the proposed site as well.

Recommendation:

1. The deeds to the subdivisions should list the parameters of the LC Zone and ACOE wetlands, and their respective land use restrictions, that are located on each lot.

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

[2011-009] Ray Road East -- Proposed (8) lot subdivision in a CR zone with a private road, 43 Ray Rd, Zoned: CR. Conceptual Subdivision Review. [SBL: 282.-2-11.111](#)

The project was presented as follows:

1. Zoned Conservation Residential
2. NYSDEC wetlands located within proposed project area.
3. Buildings and septic systems are out of the LC Zone
4. ECC member Victoria Lane recused herself.

Recommendation:

1. All septic systems should be out of the LC Zone.
2. Due to the wetlands located to the north of the proposed project, the road should not be extended to the north of the cul-de-sac. Lots 6 and 8 should share a common boundary.
3. Due to the vicinity of the wetlands in the proposed project area, the ECC expresses concern regarding the cumulative effect of all the on-site disposal of sanitary wastes from the number of homes proposed.

A **motion** to adopt this recommendation was made by Louise King, seconded by Rick Zahnleuter; all in favor, none opposed.

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The meeting was adjourned at 9:15 PM.



Respectfully submitted,
Brian Glick, Chairman

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