

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, June 7, 2011

CALL TO ORDER:

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

PRESENT:

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

ABSENT:

Victoria Lane and Howard Vipler

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, June 21, 2011** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- Louise King and Chuck Bassett were appointed as a full voting members
- Community News
- Synergy Meeting
- Planning and Zoning Workshop
- E-Waste recycling event, May 22nd
- HHWD, September 10th

PUBLIC HEARINGS:

Triller Subd. Lands of Connors - Proposed subdivision of a 3.13 acre parcel into (3) lots along Moe Rd., 491 Moe Rd, Zoned: B-1, Preliminary public hearing and possible determination. **SBL: 271.-3-42. Last seen on 4/26/2011**

The project was presented as follows:

1. Zoned Residential
2. Proposed driveway to go through isolated wetlands
3. NYDEC wetlands on the property
4. When last reviewed, ECC stated “The NYSDEC wetland, and 100 foot buffer zone, should be listed on the deed to Lot 3; uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the 100 foot buffer zone.”
5. They will be installing a split-rail fence to show where the 100 foot buffer ends.

Recommendation:

1. **ECC has no comments**

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

[2011-008] Boni Subd. Lands of Cole - Proposed (3) lot subdivision in a R-1 zone with public water and sewer, 310 Vischer Ferry Rd, Zoned: R-1, Preliminary public hearing and possible determination. **SBL: 276.-2-9 Last seen on 5/10/2011**

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.
4. When last reviewed, the ECC stated “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.”
5. They will be installing a split-rail fence outside the ACOE wetlands.

Recommendation:

1. **ECC has no comments**

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

OLD BUSINESS:

[2011-005] **Olive Garden SPR** - Proposed construction of a 7537 sq/ft restaurant along Clifton Park Center and Clifton Country Roads, Preliminary site plan review and possible determination . SBL: 272.-1-31.12 Last seen on 4/26/2011

The project was presented as follows:

1. Zoned Highway Business
2. Was previously reviewed for subdivision only
3. When last reviewed, ECC stated:
 - a. Due to the lack of greenspace, the ECC recommends having porous pavement, or green parking spaces in the northern section of the lot.
 - b. 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.

Recommendation:

1. **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 drain located between the dumpsters be directed to the grease trap and not connected to the storm water system. The applicant should enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster that accepts food and liquid wastes.**

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

New Business:

[2011-014] **Christ Community Church Addition** – Proposed construction of a 380 sq/ft addition to existing church. 1010 Rt 146 , Zoned: PIR, Preliminary site plan review and possible determination. SBL: 271.-1-4.1

The project was presented as follows:

1. Zoned Planned Use Development

Recommendation:

1. **ECC has no comments**

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

[2011-016] T-Mobile Co-location – Proposed co-location of antennae and cable to existing communications tower, 753 Grooms Rd, Zoned: CR, Conceptual site plan review. [SBL: 276.-2-30.1](#)

The project was presented as follows:

1. Addition to already existing tower
2. No paperwork on this one

Recommendation:

1. **Since the applicant did not submit any site plans for the propose project, the applicant should ensure that any additional structures be outside of the wetland and buffer zone areas.**

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

[2011-015] VanVranken Subdivision – Proposed (2) lot subdivision using the one-time family zoning exception pursuant to 208-16e(c), 26 Van Vranken Rd, Zoned: CR, Conceptual subdivision review. [SBL: 288.-1-33](#)

The project was presented as follows:

1. Zoned Conservation Residential
2. Creating a lot for a single family residence

Recommendation:

1. **The NYSDEC wetland, 100 foot buffer zone, and Army Corps wetlands should be listed on the deeds; uses in these areas are restricted. A split-rail fence is recommended to designate where the boundaries of the buffer zones and Army Corps wetlands. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the 100 foot buffer zone.**

A **motion** to adopt this recommendation was made by Karl Siverling, seconded by Raoul Desy; six in favor, one abstain, none opposed.

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The meeting was adjourned at 8:23 PM.



Respectfully submitted,
Brian Glick, Chairman

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