

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, August 2, 2011

CALL TO ORDER:

Raoul Desy, Acting Chairman, called the meeting to order at 7:09 PM in Grooms Tavern.

PRESENT:

Chuck Bassett, Raoul Desy, Dan Mathias, Michael Montague, Sandy Roth, Karl Siverling, Howard Vipler, and Rick Zahnleuter

ABSENT:

Brian Glick, Louise King, and Victoria Lane

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, September 6, 2011** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- Chuck Bassett is appointed as a full voting member
- Community News
- Frank Berlin
- Airport Noise Study
- HHWD, September 10th

PUBLIC HEARINGS:

[2011-009] Ray Road East, Lands of Earl - Proposed (8) lot subdivision, 43 Ray Road , Zoned: CR, Preliminary public hearing and possible determination. [SBL: 282.-2-11.111](#) .

The project was presented as follows:

1. Zoned Conservation Residential
2. NYSDEC wetlands on the property
3. Building and septic systems are out of the LC Zone
4. When last reviewed, ECC stated the following:
 - a. 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. In any event, the proposed road extension turns directly into a large NYSDEC wetland on the adjacent parcel.
 - b. 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.
5. All septic systems are out of the LC Zone

Recommendation:

- 1. 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. In any event, the proposed road extension turns directly into a large NYSDEC wetland on the adjacent parcel.**

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

[2010-041] 1751 – 1747 NYS Route 9 Commercial Development – Proposed construction of (4) commercial buildings, 1751 Route 9, Zoned: B-4A, Preliminary public hearing of subdivision, site plan review and possible determination(s), [SBL: 272.1-2-7](#)

The project was presented as follows:

1. Zoned B4 - Highway Business
2. Subdivision of the land to accommodate each building
3. When last reviewed, ECC stated:
 - a. The Applicant should indicate the proposed amount and location of greenspace for this project.
 - b. 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.
4. Site will have pourous pavement and rain gardens

Recommendation:

1. **The Applicant should indicate the proposed amount and location of greenspace within the Town of Clifton Park portion for this project.**
2. **ECC notes that sheet 1 of the site plans indicate four proposed buildings, while the remaining sheets indicate three buildings.**

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

[2011-022] **Velten In-Law Apartment** – Proposed addition of an in-law apartment, 17 Compton Road, Zoned: R-1, Preliminary public hearing and possible determination of a Special Use Permit. [SBL:283.11-1-20](#).

The project was presented as follows:

1. Zoned R-1 Residential
2. This is in for a Special Use permit

Recommendation:

1. **Applicant should submit a current site plan that details where the in-law apartment is proposed to be built to ensure that it does not impinge on the LC Zone.**
2. **The ECC notes that if the project imposes on the LC Zone, the applicant must file for an Application for Approval of Work To Be Done in the LC Zone.**

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

OLD BUSINESS:

[2011-018] **Trans-Border Parking Expansion** – Proposed parking lot expansion, 2103 Route 9, Zoned: L-2, Preliminary site plan review and possible determination. [SBL: 250.-2-34.3](#)

The project was presented as follows:

1. The area is zoned L-2 (Light Industrial)
2. This is an expansion of an existing parking.
3. When last reviewed, ECC stated the following:
 - a. The limits of the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands, and any other environmental features (e.g. ponds, streams), shall be identified on the plot plan.
 - b. 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.

Recommendation:

1. **The Applicant should use porous pavement where the new parking spaces will be constructed.**

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

[2011-016] T-Mobile CoLocation – Proposed co-location of antennae, 753 Groom Rd, Zoned: CR, Preliminary site plan review and possible determination. [SBL: 276.-2-30.1](#)

The project was presented as follows:

1. Addition to already existing tower
2. No paperwork on this one
3. Applicant will use existing concrete pad that is currently abandoned
4. When last reviewed, ECC stated “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.”

Recommendation:

1. **The ECC has no further comment**

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

New Business:

[2011-021] Boni Office Building – Proposed 2,996 sf office building, 313 Vischer Ferry Road, Zoned: B-3, Conceptual site plan review. [SBL: 277.13-4-2.](#)

The project was presented as follows:

1. Zoned B-3 (Neighborhood Business)
2. Applicant proposes to use permeable pavement.

Recommendation:

1. **The ECC notes that construction of the project may result in intrusion into the LC Zone. The applicant must file for an Application for Approval of Work To Be Done in the LC Zone with the Town of Clifton Park.**
2. **The ECC notes that sensitive environments exist on properties adjacent to 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. The ECC recommends careful review of these plans by the Town Engineer.**

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

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The meeting was adjourned at 8:24 PM.



Respectfully submitted,
Raoul Desy, Acting Chairman

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