

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

MINUTES:

**Tuesday, January 3, 2012**

CALL TO ORDER:

Brian Glick, Chairman, called the meeting to order at 7:02 PM in Grooms Tavern.

PRESENT:

Chuck Bassett, Raoul Desy, Brian Glick, Victoria Lane, Dan Mathias, Michael Montague, Sandy Roth, Karl Siverling, Howard Vipler, and Rick Zahleuter

ABSENT:

None

GUESTS:

None

**ANNOUNCEMENTS:**

- Next meeting date: **Tuesday, January 17, 2011** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- Community News
- Audubon recognition
- Planning and Zoning Conference, Jan. 25, 2012
- Raoul update on solar panel installation

**PUBLIC HEARINGS:**

**[2011-038] Ward Brothers Timber Harvesting** , Proposed selective harvesting of 52 acres, 216 Sugar Hill Rd, Zoned: CR, Preliminary Review with Possible Determination, SBL: 282.-1-10.1 To be reviewed by: N/A, Last Seen on: 12/6/2011 – published in Daily Gazette on 12/29/2011

The plan was presented as follows:

1. Wetlands on property
2. When last reviewed, ECC stated:
  - a. ECC notes the required report described in Town Code, Section 184-3, Paragraph C – “Permitting Procedure,” was not included for review
  - b. Timbering operations should remain out of the NYSDEC wetland located in the northwest corner of applicant’s property.
3. Applicant agreed to stay out of the wetland area
4. Forester report is included

**Recommendation:**

1. **ECC has no further comments**

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

**OLD BUSINESS**

**[2011-033] Medical Office Complex** , Proposed construction of (4) medical office buildings, 715 Pierce Rd, Zoned: L 1, Preliminary Review with Possible Determination, SBL: 265.-1-12.1 To be reviewed by: MJE Consultant: EDP, Last Seen on: 10/18/2011

The plan was presented as follows:

1. DEC and ACOE wetlands throughout the area
2. Porous pavement is proposed in some areas

**Recommendation:**

1. **The limits of Dwaas Kill 100 foot buffer zone shall be identified on the site plan**
2. **The Applicant should develop and submit a maintenance plan for the porous pavement for Planning Board review and approval**
3. **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 approval of these plans by the Town Engineer.**
4. **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.**

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

**[2010-041] 1751 - 1747 Route 9 Commercial Dev.** , Proposed amendment to previously approved site plan, 1751 Rt 9, Zoned: B-4A, , Preliminary Review with possible determination, SBL: 272.1-2-7 To be reviewed by: CHA Consultant: ABD, Last Seen on: 9/7/2011

*Comments:*

1. Applicant cleared too much and now proposing to re-plant some trees

**Recommendation**

1. **ECC has no further comments**

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

**NEW BUSINESS:**

**[2011-039] Fairchild Sq. Amendment** , Proposed amendment to stamped plan 2010-020 with changes to 1 existing structure and 1 additional structure, 1 Fairchild Square, Zoned: L 1, PB Concept Review SBL: 259.-2-83.11 To be reviewed by: MJE Consultant: ABD

The plan was presented as follows:

1. Planned is amended to eliminate a free standing 40,000 sq. ft. building, but include a new building addition of 32,955 sq. ft. plus an additional 7,000 sq. ft. free standing building
2. A new storm water design is attached

**Recommendation:**

1. **The Applicant provide a site plan that indicates, through shading, the proposed greenspace**
2. **In light of the proposed change to the project, the applicant should provide additional auditory and visual screening between the project and adjacent roadways and other properties.**
3. **The ECC recommends that the applicant submit a lighting plan to incorporate lighting that is directional and limited.**

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

[2011-040] **Genstar FZE** , Proposed SUP for owner-occupied business and accessory use of a building, 6 Hilltop Ct, Zoned: CR, PB Concept Review SBL: 276.-1-2.4 To be reviewed by: N/A Consultant: Lescault

The plan was presented as follows:

- 1. Previously reviewed a year ago, but Applicant withdrew application.

**Recommendation:**

- 1. **ECC has no further comments**

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

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The meeting was adjourned at 8:40 PM.



Respectfully submitted,  
Brian Glick, Chairman

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