

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 17, 2012

CALL TO ORDER:

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

PRESENT:

Raoul Desy, Brian Glick, Dan Mathias, Michael Montague, Karl Siverling, and Howard Vipler

ABSENT:

Chuck Bassett, Victoria Lane, Sandy Roth, and Rick Zahnleuter

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, February 7, 2011** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- Community News
- Planning and Zoning Conference, Jan. 25, 2012

PUBLIC HEARINGS:

None

OLD BUSINESS

None

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 should 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 Dan Mathias, seconded by Raoul Desy; all in favor, none opposed.

[2012-003] Residence Inn by Marriott, Proposed construction of 108 room, 4-story Hotel and 5,200 SF Restaurant with 163 parking spaces (previously approved but expired as 2007-056), 1740 Rt 9, Zoned: B-4A, PB Prelim Review - Poss. Determination SBL: 272.1-1-14 Consultant: OSPA

The plan was presented as follows:

1. There are delineated wetlands on the property
2. ACOE is requiring off-site mitigation due to wetland disturbance

Recommendation:

- 1. The ECC notes there are three (3) existing wells on the property. The applicant should include plans for prevention of ground water contamination.**
- 2. The ECC notes that the project may result in intrusion into a mapped stream. The applicant must apply to the Town for a stream disturbance permit in accordance with the Town's Stream Protection Law if there is any land disturbance within 50 feet of the stream's bank.**

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

[2012-005] Pierce Road Mixed Use Development, Proposed (2) lot subdivision and construction of 19,200 SF of mixed use commercial bldg, 743 Pierce Rd, Zoned: L 1, PB Concept Review SBL: 259.-2-49.2 Consultant: Lansing

The plan was presents as follows:

1. Site of the existing Prestige Service Inc.
2. Existing building to remain, new building to be added.

Recommendation:

1. **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.**
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.**
3. **ECC notes that the project includes extensive paving adjacent to, or in the vicinity of the Federal Wetlands. 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.**
4. **The Applicant shall comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Environmental Specialist.**

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

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The meeting was adjourned at 8:04 PM.



Respectfully submitted,
Brian Glick, Chairman

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