

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, February 7, 2012

CALL TO ORDER:

Brian Glick, Chairman, called the meeting to order at 7:10 PM in Grooms Tavern.

PRESENT:

Raoul Desy, Brian Glick, Dan Mathias, Michael Montague, and Rick Zahnleuter

ABSENT:

Chuck Bassett, Victoria Lane, Sandy Roth, Karl Siverling, and Howard Vipler

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, February 21, 2011** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- Community News
- Olive Garden
- Planning and Zoning Conference, Jan. 25, 2012 recap

PUBLIC HEARINGS:

None

OLD BUSINESS

[2011-033] Medical Office Complex Proposed construction of 42,000 SF medical offices in (4) building, 715 Pierce Rd, Zoned: L 1, Preliminary site plan review with possible determination Determination SBL: 265.-1-12.1 To be reviewed by: MJE Consultant: EDP

The plan was presented as follows:

- a. The limits of Dwaas Kill 100 foot buffer zone shall be identified on the site plan
- b. The Applicant should develop and submit a maintenance plan for the porous pavement for Planning Board review and approval
- c. 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.
- d. 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.

Recommendations:

- 1. Due to the location of the several of the dumpsters being close to stormwater management areas, the ECC would like the dumpsters to be relocated to a less sensitive area or have the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpsters. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**
- 2. The limits of Dwaas Kill 100 foot buffer zone shall be identified on all site plans (currently labeled on SWPPP Erosion Control Plan only).**
- 3. Wetlands in the northeast corner of the site plan needs to be clearly identified as ACOE or DEC jurisdictional wetlands. As currently shown there is no distinction between ACOE and DEC jurisdiction.**
- 4. 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.**
- 5. 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 Raoul Desy; all in favor, none opposed.

[2011-011] Synergy Technology Park Proposed (7) lot subdivision, Preliminary subdivision review with no determination, Rt 9, Zoned: B-5, PB Concept Review SBL: 265.-1-15.3 To be reviewed by: MJE Consultant: Zdrahal

The plan was presented as follows:

1. Zoned Corporate Commerce
2. Possible issues with the Dwaas Kill, wetlands, and Karner Blue Butterfly
3. When last reviewed, ECC stated:
 - a. The Applicant should provide a delineation of the ACOE and NYSDEC wetlands, and any associated buffer zones.
 - b. The Applicant should delineate the location of any blue lupine on the proposed subdivision.
 - c. The Applicant should define what is a “restricted area”, as listed in their “concept development plan.”
 - d. There should not be any disturbance to the Dwaas Kill or planned development of the land to the North of the Dwaas Kill.

Recommendation:

- 1. The Applicant should provide the Greenspace Reserve Area, drawing L1. This has not been included. The Applicant should also define what is a “Greenspace Reserve Area.”**
- 2. ECC is unable to adequately evaluate the plot plan because the site locations of the buildings have not been provided.**
- 3. The Applicant should delineate the location of any blue lupine on the proposed subdivision.**
- 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 Rick Zahnleuter, seconded by Raoul Desy; all in favor, none opposed.

NEW BUSINESS:

[2012-006] Hicks, Lands of Thomas and Sue Proposed (2) lot subdivision, 160 Sugar Hill Rd, Zoned: CR, Conceptual subdivision review, SBL: 282.-1-30.1 To be reviewed by: MJE Consultant: Fred Metzger, Jr.

The plan was presented as follows:

1. At the corner of Sugar Hill Road and Riverview Road
2. For a future single family house

Recommendation:

1. **The ECC recommends that the Planning Board require the Applicant to conduct soil testing for pesticides because the property might have been used for agricultural purposes in the past, and the intended use may result in exposure of occupants or visitors to chemicals associated with potential health risks.**

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

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The meeting was adjourned at 8:11 PM.



Respectfully submitted,
Brian Glick, Chairman

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