

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, March 6, 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 Sandy Roth, Rick Zahnleuter

ABSENT:

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

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, March 20, 2011** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- Community News
- HHWD to be on September 8, 2011

PUBLIC HEARINGS:

[2012-006] Hicks, Lands of Thomas and Sue Proposed (2) lot subdivision, 160 Sugar Hill Rd, Zoned: CR, PB Prelim Review - Poss. Determination SBL: 282.-1-30.1

The plan was presented as follows:

1. At the corner of Sugar Hill Road and Riverview Road

2. For a future single family house
3. When last reviewed, ECC stated “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.”

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.

OLD BUSINESS

[2005-060] Waite Meadows Subdivision Proposed (3) Phase Plan for building of stamped subdivision plan, 626 Waite Road, Zoned: CR, Final & Stamped SBL: 270.-1-19.1

The plan was presented as follows:

1. There are some federal wetlands on the property
2. When last reviewed, ECC stated the following:
 - a. The ECC recommends that rather than terminating the trail on the roadway by the Stormwater Management Area, the Applicant extend the trail to the main roadway while running parallel to the Boulevard access road.
 - b. In addition, the ECC has the following comment: If the extension of the trail to the roadway is not required by the Planning Board, the ECC requests an easement alongside the remainder of the Boulevard road so that the path may be completed if desired in the future.

Recommendation:

1. **The Applicant should provide better identification, through labeling and shading, of the wetlands located on-site.**
2. **Applicant should clarify the purpose of the four (4) ponds**
3. **Applicant should show the location of the wells for the houses in Phase I**

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

[2012-003] Residence Inn by Marriott Proposed construction of 4-story 57,000 SF Hotel and 5,200 SF Restaurant with 163 parking spaces. Previously approved/expired as 2007-056, 1740 Rt 9, Zoned: B-4A, PB Prelim Review - Poss. Determination SBL: 272.1-1-14

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

3. When last reviewed, ECC stated:
 - a. The ECC notes there are three (3) existing wells on the property. The applicant should include plans for prevention of ground water contamination.
 - b. 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.

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.

NEW BUSINESS:

[2012-008] Bordeau Builders Proposed (36) lot cluster subdivision, 1234 Rt 146, Zoned: R-1, PB Concept Review SBL: 270.-2-28

The plan was presented as follows:

1. There are some wetlands on this property
2. Dwaas Kill is located adjacent to this property

Recommendation:

1. **The Applicant should move the property boundary lines so as not to intrude into the Dwaas Kill buffer area.**
2. **The Applicant should use landscaping and grading to provide visual and auditory buffering between the project and Route 146.**

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

[2012-009] Rekucki Office Building Proposed 4800 SF office building and removal of existing building., 5 Longkill Rd, Zoned: B-3, PB Concept Review SBL: 259.9-1-13

The plan was presented as follows:

1. Property is located next to Long Kill
2. No SWPPP is required. Erosion control plan is required.

Recommendations:

1. **The Applicant should install a green infrastructure solution to mitigate stormwater runoff from the parking lot toward the Long Kill.**

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

[2012-010] Northside Drive Proposed (2) lot commercial subdivision, each lot to retain one existing building., 3-5 Northside Dr (Pvt), Zoned: B-4, PB Concept Review SBL: 272.9-1-38

The plan was presented as follows:

1. Next to Chili's
2. Subdivision only, buildings already exist.

Recommendation:

1. **The ECC has no comment**

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 8:30 PM.



Respectfully submitted,
Brian Glick, Chairman

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