

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, June 19, 2012**

CALL TO ORDER:

Brian Glick, Chairman, called the meeting to order at 7:05 PM in Grooms Tavern.

PRESENT:

Raoul Desy, Brian Glick, Victoria Lane, Dan Mathias, Michael Montague, and Howard Vipler

ABSENT:

Chuck Bassett, Sandy Roth, Karl Siverling, and Rick Zahnleuter

GUESTS:

None

**ANNOUNCEMENTS:**

- Next meeting date: **Tuesday, July 3, 2012** at 7:00 PM at Grooms Tavern
- Community News
- Stewardship Walk, July 13<sup>th</sup> Library Trail/Town Center
- HHWD to be on September 8, 2011

**PUBLIC HEARINGS:**

[2011-036] **Rusty Nail** Proposed reconfiguration of Biette Road, and construction of a 400 SF addition to a restaurant and added parking, 1781 Rt 9, Zoned: B-4A, Preliminary public hearing and site plan review with possible determination, SBL: 266.3-2-8, To be reviewed by: MJE  
Consultant: Arico Last Seen on: 5/8/2012

The plan was presented as follows:

1. Applicant proposes to redirect Biette Road to get the space for the patio and additional parking
2. Applicant got the variances they needed
3. When last reviewed, ECC stated:
  - a. The Applicant should provide a maintenance plan for their pourous pavement.
  - b. Per Town Code, the Applicant should maintain a minimum 35% greenspace calculated for the entire parcel. The Applicant should install curb islands and plant cisterns to increase their greenspace percentage.
4. The ZBA also requested the Applicant to provide more greenspace
5. They've added more parking spaces

**Recommendations:**

1. **The site plan and the plantings plan should be consistent.**
2. **Per Town Code, the Applicant should maintain a minimum 35% greenspace calculated for the entire parcel. The Applicant should install curb islands and plant cisterns to increase their greenspace percentage.**
3. **The Applicant should provide a maintenance plan for their pourous pavement.**
4. **Please identify the dumpster location on the site plan. In order to prevent food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**

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

**[2011-034] Teele & Mitchell, Lands of** Proposed (2) lot subdivision with water and sewer to existing residential buildings, 995/997 Rt 146, Zoned: B-1, Preliminary public hearing and subdivision review with possible determination, SBL: 271.6-1-77, To be reviewed by: MJE Consultant: EDP Last Seen on: 11/9/2011

The plan was presented as follows:

1. Zoned B-1, Business non-retail
2. Both lots have existing structures already
3. When last reviewed, the ECC had no comments

**Recommendations:**

1. **ECC has no comments**

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

**OLD BUSINESS**

**[2012-019] Northside Drive Restaurant (Delmonico's)** Proposed amendment to existing site plan, 3 Northside Dr (Pvt), Zoned: B-4, Preliminary site plan review and possible determination SBL: 272.9-1-38 To be reviewed by: MJE Consultant: EDP Last Seen on: 5/23/2012

The plan was presented as follows:

1. Next to Chili's
2. Subdivision only, buildings already exist.
3. When last reviewed, ECC has no comments

**Recommendations:**

1. **Use of porous pavement for the new parking area.**

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

**NEW BUSINESS:**

**[2012-023] Keefer, Lands of** Proposed (4) lot subdivision with demolition of existing burned residence, 267 Lapp Rd, Zoned: R-1, Concept subdivision review, SBL: 278.-1-21 To be reviewed by: MJE Consultant: GVG

The plan was presented as follows:

1. Most lots will be facing Frankie Lane, not Lapp Road

**Recommendations:**

1. **The subdivision is located in an area which may be impacted by traffic activity from Interstate 87. Impacts may include noise or vibration. This should be noted on each deed.**

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

**[2012-024] County Waste Recycling Site Plan** Proposed upgrade to current fueling facility including removal of existing system, installation of (2) canopies and repaving., 1927 Rt 9, Zoned: L 2, Concept site plan review, SBL: 259.-2-97 To be reviewed by: MJE Consultant: Shaker Flats

The plan was presented as follows:

1. This upgrade will include installation of a new 15,000 gallon tank and removal of a 10,000 gallon tank.

**Recommendations**

1. **When the 10,000 gallon tanks are removed, the soil should be tested and any contamination be remediated.**

- 2. **The Applicant *shall* comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Environmental Specialist.**
- 3. **The ECC notes that the project includes the installation of storage tanks that are regulated under the state petroleum or chemical storage regulations. The ECC recommends that the Planning Board require the applicant to provide evidence of registration of these tanks prior to placing in service.**
- 4. **The Applicant should verify the installation of the new tanks are at least 100 feet from the high water mark of the Dwaas Kill, as required by Town Code.**

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

\* \* \* \* \*

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)