

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, July 3, 2012**

CALL TO ORDER:

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

PRESENT:

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

ABSENT:

Karl Siverling

GUESTS:

None

**ANNOUNCEMENTS:**

- Next meeting date: **Tuesday, August 7, 2012** at 7:00 PM at TBD
- Community News
- Stewardship Walk, July 13<sup>th</sup> Library Trail/Town Center
- July 4<sup>th</sup> celebration
- HHWD to be on September 8, 2011

**PUBLIC HEARINGS:**

**[2012-018] Kim Timber Harvesting** Proposed timber harvesting of trees 12" to 29" diameter, Woodin Rd, Zoned: R-1, Preliminary public hearing on a Special Use Permit with possible determination, SBL: 278.-1-7 To be reviewed by: N/A Consultant: Applicant

The plan was presented as follows:

1. This will be done on a 5.34 acre parcel
2. There is a 50-foot no-cut buffer surrounding the property
3. Wetland location(s) will need to be verified by ACOE

**Recommendations:**

- 1. Applicant should inform the Town prior to commencing any timbering operations**
- 2. Any debris (limbs, woodchips, etc.) from timbering operations should be removed from site**
- 3. A 50-foot buffer should be included around any non-jurisdictional wetlands on the site where no timbering operations will occur.**

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

**[2012-020] Frame Addition SUP** Proposed 600 SF addition to residence, 84 Van Vranken Rd, Zoned: CR, Preliminary public hearing on a Special Use Permit with possible determination, SBL: 288.-1-25 To be reviewed by: MJE Consultant: Applicant

The plan was presented as follows:

1. I believe this is for an at-home cookie business
2. When last reviewed, the ECC stated "The applicant should install a carbon filter exhaust system if ventilation of the oven is required and the adequacy of the system should be verified."

**Recommendations:**

- 1. The applicant should install an exhaust system if ventilation of the oven is required to protect the neighborhood from any nuisance odor**

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

**OLD BUSINESS**

**[2012-017] DCG Light Industrial Phase II** Proposed 16 acre expansion of a shovel ready light industrial site, Wood Rd, Zoned: L 2, Preliminary site plan review and possible determination, SBL: 259.-2-74.2 To be reviewed by: MJE Consultant: EDP

The plan was presented as follows:

1. There are wetlands and Blue Lupine on-site
2. This involves clearing and grading only

**Recommendations:**

1. **The Applicant should install a split-rail fence indicating where the 50-foot buffer around the Blue Lupine Area No. 3-A and No. 3-B, including signage to indicate a “wildlife protection area.”**

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

**[2005-011A] Bradford Pointe (aka Abele Subd.) Amendment** Proposed amendment to existing SWPPP., Carrington Ct, Zoned: R-1, Preliminary SWPPP amendment review and possible determination, SBL: 284.13-4-2 To be reviewed by: MJE Consultant: EDP

The plan was presented as follows:

1. This project was approved July 2009
2. The Applicant is now back to modify the site plan, removing the dry wells and eliminating stone at the edge of the pavement.
3. When last reviewed, ECC stated the following: “In consideration of DEC’s pending review of the storm water management plan, the ECC makes the following recommendations:
  - a. The storm water plan should identify maintenance responsibilities associated with the dry wells.
  - b. The 50 foot rear setback and/or the 40 foot side setback on lots 1, 5, 8, and 10 appear to be touching or intruding on impervious surfaces.
  - c. Green infrastructure solutions should be specifically identified and included as part of the stormwater management plan.
  - d. The borders of all land that is to remain undisturbed shall be clearly marked on the site before site preparation begins. These on-site boundary markers shall remain until construction is completed and soils are stabilized.
  - e. Existing vegetation should be preserved in areas where such growth enhances erosion control.
  - f. The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of 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.”

**Recommendations:**

1. **The Applicant should indicate which sites the dry wells will be removed from.**
2. **The ECC is concerned that removal of the dry wells and rip-rap next to the road would increase storm water runoff and flooding.**

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

**NEW BUSINESS:**

**[2012-026] Purdy, Lands of** Proposed (2) lot subdivision, 1 Lakewood Meadows, Zoned: PUD (res), Conceptual subdivision review, SBL: 259.13-3-45, To be reviewed by: N/A Consultant: GVG

The plan was presented as follows:

1. Applicant wants to subdivide a 1.21 acre site into 2 different lots
2. The new lot will have public water and sewer.
3. There will a “no cut” zone to create a buffer in the new lot.

**Recommendations:**

- 1. No Comments**

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

\* \* \* \* \*

The meeting was adjourned at 8:25 PM.



Respectfully submitted,  
Brian Glick, Chairman

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