

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, August 7, 2012

CALL TO ORDER:

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

PRESENT:

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

ABSENT:

Victoria Lane

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, September 4, 2012** at 7:00 PM at Room B
- Community News
- Stewardship Walk, August 8th – Garnsey Park
- Farm Fest – Sept. 14th – 16th
- Night Glow Golf at Barney Road Golf Course, Sept. 28th at 7 pm
- Certificate of Appreciation
- HHWD to be on September 8, 2011
- Chuck Bassett has been approved a full voting member

PUBLIC HEARINGS:

[2012-021] Allen In-Law Apartment SUP , 552 Englemore Rd, Zoned: R-1, PB Concept Review SBL: 277.-3-14.152 To be reviewed by: Consultant: GVG Last Seen on: 6/12/2012

Comments:

1. Demolish existing house and build another
2. There are NYSDEC wetlands on-site

Recommendations:

- 1. No further comments**

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

[2012-026] Purdy, Lands of Proposed (2) lot subdivision, 1 Lakewood Mdws, Zoned: PUD (res), PB Prelim Review - Poss. Determination SBL: 259.13-3-45 To be reviewed by: N/A Consultant: GVG Last Seen on: 7/10/2012

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.
4. When last reviewed, the ECC had no comments

Recommendations:

- 1. ECC has no further comments**

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

[2012-023] Keefer, Lands of Proposed (4) lot subdivision with demolition of existing burned structure, 267 Lapp Rd, Zoned: R-1, PB Concept Review SBL: 278.-1-21 To be reviewed by: MJ Consultant: GVG Last Seen on: 6/27/2012

The plan was presented as follows:

1. Most lots will be facing Frankie Lane, not Lapp Road
2. When last reviewed, the ECC stated “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”
3. That statement has been added.

Recommendations:

- 1. In addition to the notes on the site plan, the ECC recommends Standard Town Notes #12 and #13 be listed on each individual deed.**

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

[2012-017] DCG Light Industrial Phase II Proposed 16 acre expansion of a shovel ready light industrial site, Wood Rd, Zoned: L 2, PB Prelim Review - Poss. Determination SBL: 259.-2-74.2 To be reviewed by: MJE Consultant: EDP Last Seen on: 7/10/2012

The plan was presented as follows:

1. There are wetlands and Blue Lupine on-site
2. This involves clearing and grading only
3. When last reviewed, the ECC stated “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.”
4. The split rail fence has been included on the site plan

Recommendations:

1. **ECC has no further comment**

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

OLD BUSINESS

[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, PB Prelim Review - Poss. Determination SBL: 259.-2-97 To be reviewed by: MJE Consultant: Shaker Flats Last Seen on: 6/27/2012

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.
2. When last reviewed, the ECC stated:
 - a. When the 10,000 gallon tanks are removed, the soil should be tested and any contamination be remediated.
 - b. The Applicant shall comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Environmental Specialist.
 - c. 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.
 - d. 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.

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.**

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

NEW BUSINESS:

[2012-027] Drake Petroleum - Xtra Mart Proposed addition to existing gas station, 283 Ushers Rd, Zoned: B-3, PB Concept Review SBL: 259.-2-36 To be reviewed by: MJE
Consultant: Applicant

The plan was presented as follows:

1. Applicant proposes to remove existing kerosene/diesel island and install a new diesel only island.

Recommendations:

1. **The applicant should clarify the function of the well adjacent to the proposed diesel fuel island.**
2. **The applicant should clarify the location of their septic system (existing and proposed).**

A **motion** to adopt this recommendation was made by Rick Zahnlauter, seconded by Chuck Bassett; all in favor, none opposed.

[2012-029] Sarah Marie School, The Proposed non-public school for grades 1-5. Applicant seeks approval of a previously expired site plan (2008-031 Mother Teresa), 942A Rt 146, Zoned: B-1, PB Prelim Review - Poss. Determination SBL: 271.-4-10 To be reviewed by: MJE
Consultant: GVG

The plan was presented as follows:

1. Previously approved in 2008 as Mother Theresa Academy. This approval has expired and is now before the Planning Board as the Sarah Marie School. No changes from previous approval other than the name.

Recommendations:

1. **Assuming there are no changes from the previous approved site plan, the ECC has no comments**

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

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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)