

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, September 18, 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, Victoria Lane, Dan Mathias, Michael Montague, Sandy Roth, and Howard Vipler

ABSENT:

Karl Siverling and Rick Zahnleuter

GUESTS:

Robert Cohen (181 Wooddale) and Gretchen Ruhl (168 Wooddale)

**ANNOUNCEMENTS:**

- Next meeting date: **Tuesday, October 2, 2012** at 7:00 PM at Room B
- Presentation by Prestige Automotive
- Support of Friends of Clifton Park Open Space presentation
- Community News
- Stewardship Walk, Oct. 26 at 1pm – Zim Smith Trail and Usher’s Road State Forest
- Night Glow Golf at Barney Road Golf Course, Sept. 28<sup>th</sup> at 7 pm
- Recap or HHWD on September 8, 2012
- Chuck Bassett has been approved a full voting member

**PUBLIC HEARINGS:**

None

**OLD BUSINESS**

**[2011-011] Synergy Technology Park** Proposed commercial subdivision, Rt 9, Zoned: B-5, PB Concept Review SBL: 265.-1-15.3, To be reviewed by: MJE, Consultant: Zdrahal, Last Seen on: 2/15/2012

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 the Greenspace Reserve Area, drawing L1. This has not been included. The Applicant should also define what is a “Greenspace Reserve Area.”
  - b. ECC is unable to adequately evaluate the plot plan because the site locations of the buildings have not been provided.
  - c. The Applicant should delineate the location of any blue lupine on the proposed subdivision.
  - d. There should not be any disturbance to the Dwaas Kill or planned development of the land to the North of the Dwaas Kill.”
4. Site locations of the buildings have been added
5. Blue Lupine is not located on this site

**Recommendations:**

1. **The Applicant should delineate the Dwaas Kill 100 foot buffer area throughout the entire property**
2. **The Applicant should consider use of green infrastructure storm water management, including pourous pavement**
3. **The Applicant must indicate the proposed amount of greenspace for this project.**

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

**[2012-012] Ushers Woods & Northway 10 Apartments** Proposed revised concept of residential and commercial PUD, Ushers Rd, Zoned: B-1, PB - Revised Conceptual review SBL: 259.-2-60, To be reviewed by: MJE, Consultant: K. Dailey, Last Seen on: 6/12/2012

The plan was presented as follows:

1. Lots of discussion as to whether this is allowed under Town Code
2. Some disturbance to federal wetlands and LC Zone

**Recommendations**

1. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.
2. Existing vegetation should be preserved in areas where such growth enhances erosion control.
3. In accordance to the Town Comprehensive Plan, the ECC is concerned about the project altering existing topography resulting in sedimentation of streams, ponds, and wetlands, as well as, potential adverse effects of noise pollution.
4. The ECC is concerned the density of the entire site could potentially adversely affect the water quality of the Colonie Channel Aquifer, which is present within the site plan boundaries.
5. It appears the LC Zone wetland boundary is inaccurately delineated. The LC Zone is shown over a "Federal Wetland" the ECC believes this wetland area is under NYS DEC jurisdiction. The applicant should verify the delineation.
6. The ECC strongly discourages the private road bridge structures needed to cross the protected wetlands.
7. The parcels should develop independent of one another to protect the natural habitat.
8. The proximity of proposed improvements to critical environmental features on the site creates a scenario where the potential for negative environmental impacts are likely (i.e. proximity to protected wetlands and steep slopes).
9. Seeps may be present at the bottom of the steep slopes and the environmental impacts of such features should be evaluated.
10. Seeps are important discharge points for ground and subsurface flows. Depending on the vegetative composition of the seep, they can provide important habitat for variety of wildlife species, including migratory passerines, game birds, and amphibians.
11. The applicant should provide a survey showing 2' contours rather than 10' to allow an accuracy review of the proposed project in relation to steep slopes present on site.

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

**NEW BUSINESS:**

[2012-031] **Scripter, Lands of** Proposed (4) lot subdivision, 642 Bruno Rd, Zoned: R-1, PB Concept Review SBL: 271.-2-35.1, To be reviewed by: MJE, Consultant: K. Dailey

The plan was presented as follows:

1. There is a creek in the back, but all development will be outside the LC Zone.
2. The new houses will have individual septic but be on public water

**Recommendations:**

- 1. No vegetation be removed from the 50 foot buffer zone from the stream.**
- 2. The 50 foot buffer zone should be listed on each deed indicating that no disturbance should occur within this area.**

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 10:00 PM.



Respectfully submitted,  
Brian Glick, Chairman

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