

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, October 2, 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, Karl Siverling, and Rick Zahnleuter

ABSENT:

Howard Vipler

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, October 16, 2012** at 7:00 PM at Room C
- Community News – Recycling Batteries
- Rendering Dumpsters
- Englemore Road
- ECC position regarding Conservation Residential Zones
- Stewardship Walk, Friday Oct. 26 at 1pm – Zim Smith Trail and Usher's Road State Forest
- Chuck Bassett has been appointed a full voting member

PUBLIC HEARINGS:

None

OLD BUSINESS

Prestige Motor Car Co. Proposed expansion of two buildings and neighboring parking lots. One of the building expansion will be in the LC Zone. Zoned: Light Industrial

The plan was presented as follows:

1. Same proposal that was recently reviewed.
2. Creation of a wetland, installing green curb islands, and new underground piping
3. This is currently in front of the ZBA

Recommendations:

1. **ECC recommends approval of this application pursuant to review and approval of the Town Engineer to ensure the storm water management plan and constructed wetlands comply with State and Local requirement and do not adversely impact the Dwaas Kill. The wetland must be constructed and stabilized in accordance with State regulations and reviewed five (5) years after construction to ensure continued viability.**
2. **Run off from the roof-top of the proposed 6000 square foot addition must be directed to the existing storm water management area under the existing display parking area along Route 9.**
3. **The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of the LC Zone and 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.**
4. **The Applicant has proposed restoration of the embankments to the Dwaas Kill. The Applicant must send a copy of these plans to the Town when seeking approval from NYSDEC.**

A **motion** to adopt this recommendation was made by Chuck Bassett, seconded by Raoul Desy; five favor, two opposed.

NEW BUSINESS:

[2012-030] **Crescent Woods** Proposed (78) lot cluster subdivision, 1567 Crescent Rd, Zoned: R-1, PB Concept Review SBL: 283.-2-8, To be reviewed by: MJE, Consultant: K. Dailey

The plan was presented as follows:

1. There are federal wetlands affected on this site

- 2. Appears there is a high water table, and storm water will be an issue

Recommendations:

- 1. **It appears the Applicants site plans are not identical in their wetland delineations.**
- 2. **The density of the cluster development appears to exceed the capacity of the surrounding environment and could result in serious storm water issues.**

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

[2012-032] Rotondi, Lands of Proposed (2) lot subdivision, 347 Ushers Rd, Zoned: R-1, Conceptual subdivision review, SBL: 259.-3-8 To be reviewed by: MJE Consultant: GVG

The plan was presented as follows:

- 1. There is an existing house on one lot and a proposed house on the other
- 2. The proposed house will have public water and private sewer

Recommendations:

- 1. **ECC has no comments**

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

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The meeting was adjourned at 9:20 PM.



Respectfully submitted,
Brian Glick, Chairman

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