

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

Dan Mathias

Anthony Morelli

Karl Siverling

Glenn Valle

Howard Vipler

Associate Members:

Chuck Bassett

Fred Pineau

MINUTES:

Tuesday, February 5, 2013

CALL TO ORDER:

Brian Glick, Chairman, called the meeting to order at 7:07 PM in Town Hall.

PRESENT:

Brian Glick, Dan Mathias, Michael Montague, Anthony Morelli, Fred Pineau, Sandy Roth, Karl Siverling, Glenn Valle, and Howard Vipler

ABSENT:

Raoul Desy and Chuck Bassett

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, February 19, 2013** at 7:00 PM at Grooms Tavern
- ECC position regarding Conservation Residential Zones - Letter submitted to Town Supervisor, Planning Director, and Open Space Coordinator
- Saratoga County Planning and Zoning Conference January 30, 2013
- Community News
- Stewardship Walk, Friday March 8th at 1pm – Hayes Nature Park
- Winter Fest – Saturday, February 9th
- Appoint Fred Pineau as a full voting member

PUBLIC HEARINGS:

[2012-032] Rotondi Subdivision – Proposed (2) lot subdivision, 347 Ushers Road, Zoned: R-1, Preliminary public hearing and possible determination, SBL: 259.-3-8, To be reviewed by: MJE, Consultant: GVG, Last seen on 10/23/2012

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 public sewer
3. When last reviewed, the ECC had no comments
4. The Applicant has shortened the driveway and proposed to install vegetation as a visual buffer between the two houses
5. When last reviewed, ECC had no comments

Recommendations:

1. **ECC has no further comment**

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

[2011-011] Synergy Technology Park Subdivision – Proposed (7) lot subdivision, NYS Route 9, Zoned: B-5, Preliminary public hearing and possible determination, SBL: 265.-1-15.3, To be reviewed by: MJE, Consultant Zdrahal, Last seen on 9/25/2012 (Old Business) and 12/11/2012 (as discussion item)

The plan was presented as follows:

1. Zoned Corporate Commerce
2. Possible issues with the Dwaas Kill and wetlands
3. When last reviewed, ECC stated:
 - a. The Applicant should delineate the Dwaas Kill 100 foot buffer area throughout the entire property
 - b. The Applicant should consider use of green infrastructure storm water management, including pourous pavement
 - c. The Applicant must indicate the proposed amount of greenspace for this project.
4. Site locations of the buildings have been added

Recommendations:

1. **The Applicant must indicate the proposed amount of greenspace for this project, as this information has not been provided to the ECC.**

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

[2012-004] Bonneau Road (2) lot Subdivision – Proposed (2) lot subdivision, Bonneau Road, Zoned: R-1, Preliminary public hearing and possible determination, SBL: 283-1-29.1, To be reviewed by: MJE, Consultant: EDP, Last seen on 2/28/2012

The plan was presented as follows:

1. This subdivision is in a very wet area next to the Stony Creek Reservoir
2. When last reviewed, ECC stated:
 - a. Due to the fact that access to the proposed subdivided lot, and access to the proposed utilities, can only occur through ACOE wetlands, NYSDEC wetlands, and/or the 100' foot buffer, the ECC does not recommend subdividing this lot to another single family residential lot.
 - b. In any event, it appears the Latham Water District access road, the Applicant intends to use to provide access to the proposed lot, crosses NYSDEC wetlands. The Applicant should provide additional information regarding existing Latham Water District access road conditions, any planned improvements by the Applicant, and potential impact to the wetland.

Recommendations:

1. **The Applicant should install a split-rail fence on Lot #1B indicating the boundary of the NYSDEC buffer zone on the east side of the house.**
2. **The ECC has concerns regarding the proximity of the dwelling on Lot #1A to the ACOE wetland. The foundation appears to be 25 feet from the wetland border.**

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

OLD BUSINESS

[2012-008] Bordeau Builders Subdivision – Proposed cluster subdivision for (34) new single family residences with sewer and water, 1234 NYS Rt 146, Zoned: R-1, Preliminary review and possible SEQR determination, SBL: 270.-2-28, To be reviewed by: MJE, Consultant: Ingalls, Last seen on 6/12/2012

The plan was presented as follows:

1. There are some wetlands on this property
2. Dwaas Kill is located adjacent to this property

Recommendations:

1. **A berm and planting plan should be created along Route 146 to reduce visual and auditory noise.**
2. **ECC is concerned about the density of the development regarding traffic safety and volume.**
3. **The high density of houses in this proposed development, coupled with the absence of green space, contradicts the intent of preserving the open space character of western Clifton Park.**

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

NEW BUSINESS:

[2013-001] Gibbs In-Law Apartment SUP – Proposed 500SF addition with kitchen and bath, 4 Acorn Grove, Zoned: R-1, Conceptual special use permit and site plan review, SBL: 249.20-1-10, To be reviewed by: N/A, Consultant N/A

The plan was presented as follows:

- 1. In-law apartment connected to main house by a breezeway
- 2. Not much going on here

Recommendations:

- 1. **ECC has no comment**

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

[2013-002] 6 Fairchild Square SPR Amendment – Proposed 16x30 SF concrete pad for bulk storage tanks, 6 Fairchild Square, Zoned: L-1, Conceptual site plan review, SBL: 259.-2-111, To be reviewed by: MJE, Consultant: ABD

The plan was presented as follows:

- 1. Storage tanks will hold barley and carbon dioxide for brewery tenant

Recommendations:

- 1. **The ECC would like clarification on the Applicant’s plans to mitigate odors from the brewing process, and to understand the demand that will be placed on the water and sewer system.**
- 2. **The Applicant shall comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Environmental Specialist.**
- 3. **The Applicant should indicate all other environmental permits that may be required for the activities that are proposed under the planned use of the site.**
- 4. **The Applicant should justify why there are no containment berms surrounding these storage tanks.**

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

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The meeting was adjourned at 8:35 PM.



Respectfully submitted,
Brian Glick, Chairman

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