

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, June 4, 2013

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, Dan Mathias, Michael Montague, Sandy Roth, Karl Siverling, and Glenn Valle

ABSENT:

Fred Pineau, Anthony Morelli, and Howard Vipler

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, June 18, 2013** at 7:00 PM at Grooms Tavern
- Community News
- Stewardship Walk, July 1st at 1pm – Collins Park (Moe Road)
- Friends of Clifton Park Open Space – Will respond in writing
- Chuck Bassett was appointed as a full voting member

PUBLIC HEARINGS:

[2012-008] **Bordeau Builders** – Proposed (34) lot subdivision , 1234 NYS Route 146, Zoned: R-1, SEQR Determination Public hearing and preliminary review with possible determination, [SBL: 270.-2-28](#), To be reviewed by: MJE, Consultant: Ingalls

The plan was presented as follows:

1. There are some wetlands on this property
2. Dwaas Kill is located adjacent to this property
3. When last reviewed, ECC stated:
 - a. A berm and planting plan should be created along Route 146 to reduce visual and auditory noise.
 - b. ECC is concerned about the density of the development regarding traffic safety and volume.
 - c. 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.
4. It appears the Applicant is creating a berm and sidewalk along Route 146

Recommendations:

1. **ECC is concerned about the density of the development regarding traffic volume, as well as, the intent of preserving the open space character of western Clifton Park.**
2. **The ECC notes that sensitive environments (i.e. Dwaas Kill) exist on properties adjacent to the project site, thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate, in agreement with the Stormwater Management Officer. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project.**

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

OLD BUSINESS

[2013-003] **5 Fairchild Square** – Proposed reconfiguration of an approved site plan to modify building landscaping and green space, Site plan, 5 Fairchild Square, Zoned: L-1, SEQR Determination Preliminary review with possible determination, [SBL: 259.-2-110](#), To be reviewed by: MJE, Consultant: ABD

The plan was presented as follows:

1. Building remains the same size, but pavement has increased
2. When last reviewed, ECC stated
 - a. As the applicant has not provided a compelling reason to violate the green space requirement, the ECC does not support going below said requirement for this lot (i.e. 40%).
 - b. 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 of landscaping (non-deciduous trees) and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.

3. The project now has 40% greenspace

Recommendations:

1. **ECC has no further comments**

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

NEW BUSINESS:

[2013-011] **Brooks – Grooms Road** – Proposed 100-lot subdivision or 122-lot cluster subdivision, Subdivision, 504 Grooms Road, Zoned R-1, Concept review, [SBL: 277.-3-9](#), To be reviewed by: MJE, Consultant: Lansing

The plan was presented as follows:

1. Applicant wants the cluster development, but they need to compare it to a conventional site plan.
2. Wetlands are to the rear of the property.
3. It will tie in to 3 other subdivisions

Recommendations:

1. **Site plan does not agree with the Saratoga County wetlands mapping system.**
2. **The Applicant should clarify on the site plan which wetlands are under the jurisdiction of the ACOE and which are under the jurisdiction of NYSDEC**

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

[2013-012] **Shenendehowa CSD** – Proposed (2) lot subdivision, Subdivision, NYS Route 146 (Rear), zoned: PIR, Concept review, [SBL: 277.-3-40.11](#); [271.-3-39](#), To be reviewed by: MJE, Consultant: EDP

The plan was presented as follows:

1. Wants to take a 62.5 acre parcel and split into 32.5 acres and 30 acres.
2. The “new” parcel has frontage on Moe Road and is all forest

Recommendations:

1. **ECC has no comments**

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

[2013-014] **Prestige Motor Car** – Proposed (2) additions to existing warehouse building, Site plan, 1926/1928 NYS Route 9, Zoned: L 2, Concept review, [SBL: 259.-2-108](#), To be reviewed by: MJE, Consultant: ABD [See also: 2008-010 \(Amendment\) June 2011](#)

The plan was presented as follows:

1. They never got their variance to build in the LC Zone
2. New additions appear to be out of LC Zone, but it's hard to determine

Recommendations:

1. **The limits of Dwaas Kill 100 foot buffer zone shall be identified on the plot plan.**
2. **Given that the ACOE wetland, located at the front of the property, is being reduced in size, the Applicant should evaluate the stormwater system capacity.**

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

[2013-010] **Vistas Phase I Lot Revision** – Proposed (3) lot subdivision for one additional duplex unit (2 lots) and (1) Open Space lot within The Vistas development, Subdivision, 14 Vistas Court, Zoned: HM, concept review, [SBL: 270.8-4-4](#), To be reviewed by: MJE, Consultant: EDP [See also: 2006-022 approved on 1/8/2008](#)

The plan was presented as follows:

1. Taking existing parkland and created 2 lots out of it for a duplex.
2. There are existing wetlands in the parkland

Recommendations:

1. **Located along the border of the LC Zone, ECC recommends that Applicant install signage indicating the open space as a land conservation area.**

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

[2013-013] **Vistas Phase II** – Proposed (24) duplex units extending The Vistas development., Subdivision, New York State 146, Zoned: CR, Concept review, [SBL: 270.-2-3.2](#), To be reviewed by: MJE, Consultant: EDP

The plan was presented as follows:

1. Applicant is requesting the zoning be changed to Hamlet Mixed Use to allow this project to go forward. Not sure why it's in front of the Planning Board at this point.
2. There are wetlands and there will be some wetland disturbance.

Recommendations:

1. ECC defers comments until such time that zoning allows a project of this nature to go forward.

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

* * * * *

The meeting was adjourned at 8:55 PM.



Respectfully submitted,
Brian Glick, Chairman

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