

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, September 17, 2013**

CALL TO ORDER:

Brian Glick, Chairman, called the meeting to order at 7:03 PM in Grooms Tavern

PRESENT:

Chuck Bassett, Raoul Desy, Brian Glick, Michael Montague, Fred Pineau, Karl Siverling, and Howard Vipler

ABSENT:

Dan Mathias, Anthony Morelli, Sandy Roth, and Glenn Valle

GUESTS:

None

**ANNOUNCEMENTS:**

- Next meeting October 1, 2013 at Grooms Tavern
- Recap of HHWD Sept. 7th from 8am to 4pm
- Community News
- Farm Fest September 21st and 22nd
- Fred Pineau and Chuck Bassett were appointed full voting members

**PUBLIC HEARINGS:**

[2013-029] **Creative Dance Arts** Public Hearing, Proposed change of use from office space to dance studio, 2037 US Route 9, Zoned: L 2, Preliminary public hearing, SEQR Determination, Special use permit and site plan review, [SBL: 259.-2-12.1](#), To be reviewed by: N/A, Consultant: John Fry, Last seen on: **9/11/2013**

The plan was presented as follows:

1. When last reviewed, ECC stated they had no comments

**Recommendations:**

1. **ECC has no further comments**

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

**OLD BUSINESS**

**[2013-020] Trojanski Builders** Old Business, Proposed (8) lot subdivision, Clifton Park Center Road, Zoned: R-1, Revised concept, Subdivision review, SBL: 271.19-2-4, To be reviewed by: MJ, Consultant: EDP, Last seen on: 7/9/2013

The plan was presented as follows:

1. Currently just appears to be one big empty lot
2. Will be served with public water and sewer
3. No wetlands on-site but a stream is across the street
4. The “Habitat area” is being surrounded by a split rail fence and appears to be on its own lot.

**Recommendations:**

1. **A land locked parcel (i.e. Habitat Area) is not allowed by Town Code, therefore the parcel should be associated with one of the parcels on the site plan.**
2. **Applicant should contact DEC endangered species unit to determine the proper management plan for the Habitat Area.**

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

**[2013-021] Pierce Road Addition** Old Business, Proposed 2,000 SF office/retail addition and 11,500 SF warehouse addition, 743 Pierce Road, Zoned: L 1, Preliminary review with possible determination, SEQR Determination, Site plan review, SBL: 259.-2-49.2, To be reviewed by: MJ, Consultant: Lansing, Last seen on: 8/13/2013

The plan was presented as follows:

1. No wetlands in the area
2. Will also include expansion of the parking lot
3. Applicant has reconfigured their parking lot from previous submission

**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 of landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.
2. Due to the probability of food and liquid wastes leaking from the on-site dumpster into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow

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

**NEW BUSINESS:**

**[2013-030] Briscoe-Grooms Road** New Business, Proposed (2) lot subdivision reverting to prior deeded lots which had been consolidated. Area variance obtained from ZBA on 9/3/2013, 557 Grooms Road, Zoned: R-1, Concept, Subdivision review, [SBL: 277.-3-35](#), To be reviewed by: MJ, Consultant: Applicant

The plan was presented as follows:

1. There is a wetland and buffer area on the newly created lot

**Recommendations:**

1. ECC has no comments

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

**Discussion Item**

**[2011-026] Parkwood Village Addition** Discussion Item, Proposed (3) year extension of approval until 2016, 1819 US Route 9, Zoned: B-3, Stamped 3/5/2013, Reaffirmation of SEQR, Site plan review, [SBL: 265.-1-66](#), To be reviewed by: N/A, Consultant: Albany Mgt, Last seen on: [9/27/2011](#)

The plan was presented as follows:

1. For extension of their approval only

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The meeting was adjourned at 8:00 PM.



Respectfully submitted,  
Brian Glick, Chairman

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