

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, October 1, 2013

CALL TO ORDER:

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

PRESENT:

Raoul Desy, Brian Glick, Dan Mathias, Michael Montague, Fred Pineau, Sandy Roth, Glenn Valle, and Howard Vipler

ABSENT:

Chuck Bassett, Anthony Morelli, and Karl Siverling

GUESTS:

None

ANNOUNCEMENTS:

- Next meeting October 15, 2013 at Grooms Tavern
- Environmental Stewardship Award
- Community News
- Ghost Haunting Talk of the Capitol, October 4, 7pm at Grooms Tavern
- Stewardship Walk, October 4, 2013, Garnsey Park at 1pm
- Green Buildings Open House, October 5, 2013, www.oeis.us/tour
- Fred Pineau was appointed a full voting member

PUBLIC HEARINGS:

2013-027 Boni-Grooms Road

Proposed (2) lot subdivision , Grooms Road

Zoned: CR Preliminary review with possible determination

Subdivision

Reviewed by: MJ Consultant: GVG Applicant: Boni Builders Inc.

SBL(s): 276.-1-81

The plan was presented as follows:

- 1. There are wetlands, but the subdivision has no impact on them
- 2. 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 Dan Mathias, seconded by Howard Vipler; all in favor, none opposed.

OLD BUSINESS

2013-023 Abele - Route 9 and Old Route 146

Proposed lot clearing. Existing buildings to remain intact until further review. , 1714-1718

State Route 9

Zoned: B-4 Revised conceptual review Soil Disturbance

Reviewed by: MJ Consultant: Applicant: Abele Builders

SBL(s): 272.9-1-10

SBL(s): 272.9-1-11

SBL(s): 272.9-1-13

SBL(s): 272.9-21.1

The plan was presented as follows:

- 1. Previously just a discussion item
- 2. For clearing and grading the lot
- 3. Some old growth forest on lot. Site plan says all “large” trees to remain.

Recommendations:

- 1. **Applicant should complete a tree inventory and identify which trees the Applicant proposes to clear and which to preserve in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan.**

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

2013-028 Siena Fence Building Addition

Proposed 1500 SF storage building , 202 Ushers Road

Zoned: B-3 Preliminary review with possible determination Site Plan

Reviewed by: MJ Consultant: Applicant: Siena Fence Co., Inc.

SBL(s): 259.-2-30.21

The plan was presented as follows:

1. No increase in impervious surface
2. When last reviewed, ECC stated “It is the Commission’s understanding that at the time of original approval of the site plan, a landscaping buffer was required along adjacent roadways. Thus, the Applicant *should* restore landscaping and grading to provide visual buffering between the project and adjacent roadways or other properties per the approved site plan from a previous project.”

Recommendations:

1. **ECC is concerned the proposed landscaping plan does not meet the objective of a visual buffer as originally approved. ECC recommends additional plantings to provide a greater buffer.**

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

NEW BUSINESS:

2013-032 Fairchild II

Proposed office/warehouse space , Ushers Road Rear

Zoned: L 1 Conceptual review Site Plan

Reviewed by: MJ Consultant: ABD Applicant: One Fairchild Square

SBL(s): 259.-2-84.1

The plan was presented as follows:

1. This is the lot to the South of the existing Fairchild Square
2. Six buildings proposed with 100 buffer surrounding the property

Recommendations:

1. **The Applicant should maintain a minimum 40% greenspace in accordance with the Light Industrial zone, calculated per parcel.**
2. **Applicant should propose a plantings plan that includes non-deciduous trees so there is an adequate buffer along Mapleline Road and Van Pattern Drive.**
3. **The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan, to the greatest extent practicable.**

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

2013-031 Carlson Farm 2013

Proposed (3) lot subdivision , Moe Road

Zoned: CS Conceptual review Subdivision

Reviewed by: MJ Consultant: Lansing Applicant: Shaker Builders, Inc

SBL(s): 277.20-3-43

The plan was presented as follows:

1. This is a cluster subdivision
2. Wetland delineation has changed to allow 2 more buildable lots

Recommendations:

1. **Applicant should install a split rail fence to indicate the border of the ACOE wetlands next to Lot 7.**

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

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The meeting was adjourned at 8:12 PM.



Respectfully submitted,
Brian Glick, Chairman

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