

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:

**Wednesday, November 6, 2013**

CALL TO ORDER:

Raoul Desy, Acting Chairman, called the meeting to order at 7:02 PM in Grooms Tavern

PRESENT:

Raoul Desy, Dan Mathias, Michael Montague, Sandy Roth, Karl Siverling, Howard Vipler

ABSENT:

Chuck Bassett, Brian Glick, Anthony Morelli, Fred Pineau, and Glenn Valle

GUESTS:

None

**ANNOUNCEMENTS:**

- Next meeting **Tuesday, November 19, 2013** at Grooms Tavern
- Environmental Stewardship Award
- Community News
- Stewardship Walk, December 6, 2013, Veterans Memorial Park/Carrese Forest

**PUBLIC HEARINGS:**

**2013-030 Briscoe-Grooms Road**

*Proposed (2) lot subdivision reverting to prior deeded lots which had been consolidated, 557 Grooms Road*

Zoned: R-1      Preliminary review with possible determination      Subdivision Review  
Reviewed by: MJ      Consultant: N/A      Applicant: Gina Briscoe  
SBL: 277.-3-35, Last seen on 9/24/2013

The plan was presented as follows:

1. There is a wetland and buffer area on the newly created lot
2. When last reviewed, ECC had no comments

**Recommendations:**

- 1. Applicant should permanently mark the boundary of the 100' DEC wetland buffer zone on the newly created lots.**

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

**OLD BUSINESS**

**2012-030 Crescent Woods**

*Proposed (46) lot subdivision or (61) lot cluster subdivision 1567 Crescent Road*

Zoned: R-1      Revised concept      Subdivision Review  
Reviewed by: MJ      Consultant: Infinigy      Applicant: Scott  
**SBL(s):** 283.-2-8, Last seen on 9/11/2013

The plan was presented as follows:

1. There are 2 options being proposed
2. There is some wetland disturbance with either proposal
3. The wetlands are under federal jurisdiction
4. When last reviewed, ECC had no further comments

**Recommendations:**

- 1. Applicant should detail on the site plan the area being used for wetland mitigation**
- 2. The ECC notes that sensitive environments exist on the proposed 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. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project.**
- 3. Applicant should differentiate common space from undisturbed space on the site plan. For example, the plan indicates the existing house will be occupied, however, it does not indicate if there will be common space or undisturbed space adjacent to the house.**

- 4. The ECC notes that the project, as proposed, will result in intrusion into Federal Jurisdictional Wetlands. The Applicant must apply for a Federal Wetlands Permit for disturbances of more than 1/3 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.**

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

**2012-020 Frame Addition SUP - Amendment**

*Proposed amendment to previously approved SUP. 84 VanVranken Road*  
 Zoned: CR      Amendment    Special Use Permit  
 Reviewed by: N/A      Consultant: N/A    Applicant: Don Frame  
 SBL(s): 288.-1-25    Last seen on 7/10/2012

The plan was presented as follows:

- 1. This is the guy that is making cookies from his house
- 2. He’s back before us because the building department is making him make everything handicap accessible, so because of this, he now wants to be able to accept customers at his house.
- 3. When last reviewed, ECC stated “The applicant should install an exhaust system if ventilation of the oven is required to protect the neighborhood from any nuisance odor.”
- 4. Applicant has agreed to this stipulation

**Recommendations:**

- 1. ECC has no further comments**

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

**NEW BUSINESS:**

**2013-036 Fairchild Square Lot C Amendment**

*Proposed redesign of 2 warehouse/office buildings on single lot, same total 28,928 SF, 1 Fairchild Square*  
 Zoned: L-1      Conceptual review      Site Plan Amendment  
 Reviewed by: MJ      Consultant: ABD      Applicant: Rekucki  
 SBL(s): 259.-2-83.11

The plan was presented as follows:

- 1. Customer needs a design that is different than what was previously approved
- 2. Still maintains 40% greenspace

**Recommendations:**

- 1. ECC notes that 1 & 2 Fairchild Square comprise Lot C, according to the site plan.**

**In order to properly evaluate greenspace, each building should be on its own lot and associated percentage of greenspace indicated by lot.**

- 2. The Applicant should indicate the greenspace by a shaded or colored delineation on the site plan.**

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

\* \* \* \* \*

The meeting was adjourned at 8:02 PM.



Respectfully submitted,  
Raoul Desy, Acting Chairman

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