

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, May 20, 2014**

CALL TO ORDER: Brian Glick, Chairman, called the meeting to order at 7:00 PM in Town Hall

PRESENT: Brian Glick, John Scavo (Director of Planning), Raoul Desy, Sandy Roth, and Glenn Valle, Fred Pineau, Howard Vipler, Scott Reese (Stormwater Management Technician)

ABSENT: Dan Mathias, Chuck Bassett, and Anthony Morelli

GUESTS: None

ANNOUNCEMENTS:

- Next meeting: **Tuesday, June 3, 2014** at 7 PM in Town Hall. All further meetings will be at Town Hall, Conference Room C (if available).
- Fred Pineau was approved as a full voting member for the items to be considered this evening.
- John Scavo, Director of Planning, and Scott Reese, Stormwater Management Technician were present to explain the project applications
 - o John Scavo reviewed the previous Planning Board meeting.

Public Hearing

2014-022 Lands of Copps and Reynolds

Proposed reconfiguration of (4) lots currently containing 2 single family residences to (3) lots resulting in one additional buildable lot, Zoned: R-1, 13 and 15 Laurel Oak Lane, preliminary public hearing and possible subdivision determination.

Reviewed by: N/A Consultant: GVG Applicant: Reynolds

SBL(s): 277.-1-4.2, 277.51-7, 277.5-1-8, 277.5-1-9
Last seen on: 4/22/2014

The plan was presented as follows:

1. When previously reviewed on 4/15/14, the ECC stated the following: The ECC supports the restrictive covenant preventing future construction and recommends that it be included as a deed restriction.

Recommendations:

1. **As a condition of approval the ECC recommends that the note for “No further subdivision allowed” be also reflected as a covenant in the property deed and a copy of the deed be supplied to the Town Planning Board Attorney for review prior to the final stamping of a final plat plan.**

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

2014-21 DeCrosta Duplex SUP

Proposed construction of a 2-family dwelling, Zoned:R-1 , 754 Plank Road, Preliminary public hearing and possible site plan determination on a Special Use Permit.

Reviewed by: N/A Consultant: Frank Applicant: DeCrosta

SBL(s): 265.19-3-38

Last seen on: 4/15/2014

The plan was presented as follows:

1. The applicant is seeking approval for the residential use of a currently vacant parcel at 754 Plank Road in the Town of Clifton Park New York It is proposed to build a 2-family duplex home on this lot.
2. The total disturbance for this work is 0.60 acres
3. It is expected that the development of this site will negligibly increase the stormwater runoff and existing drainage corridors will adequately convey stormwater.
4. The presence of jurisdictional wetlands on the opposite of Plank Road may be present where utility connections are proposed.

Recommendations:

1. **Due to the presence of jurisdictional wetlands on the opposite side of Plank Road the ECC recommends the applicant should verify if wetlands will be impacted when running the utility connections.**

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

2014-012 Independent Towers @ B.P.O.E.

Proposed telecommunications monopole, Zoned:PUD, 695 Macelroy Road, Planned Development District recommendation to the Town Board.

SBL: 258.-2-84.1

Reviewed by: Johnson Consultant: Murray Applicant: Independent Towers

Last seen on: 4/15/2014

The plan was presented as follows:

1. The applicant is proposing installation of a 170 foot monopole telecommunications facility with related antennas and an equipment shelter secured by a 70 foot fenced compound.
2. There will be an extension of a private drive to access building site.
3. The Facility is proposed to support antennas to provide wireless telecommunications services of ATT Wireless & T Mobile at this time.
4. A balloon test was conducted on May 12, 2014 from 8 a.m. to noon.
5. The ECC issued a prior recommendation of no comment.

Recommendations:

1. **The ECC has no comments.**

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

2014-016 Fairchild II Subdivision

Proposed (2) lot subdivision, Zoned: L-1, Ushers Road Rear, Preliminary public hearing with possible determination.

Reviewed by: MJE

Consultant: ABD

Applicant: Rekucki

SBL(s): 259.-2-84.1

Last seen by the ECC on: 2-18-14

The subdivision plan was presented as follows:

1. The project proposes to subdivide the lands to the south of Mapleline Road from the lands to the north of Mapleline Road.
2. The proposed parcels when subdivided appear to meet the minimum bulk and use requirements for the proposed subdivision.

Recommendations:

1. **The ECC has no comments for the proposed subdivision.**

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

Old Business

2014-016 Fairchild II Subdivision

Proposed (2) lot subdivision, Zoned: L-1, Ushers Road Rear, Preliminary public hearing with possible determination.

Reviewed by: MJE

Consultant: ABD

Applicant: Rekucki

SBL(s): 259.-2-84.1

Last seen on: 3/25/2014

The site plan was presented as follows:

1. Reviewed modification to dumpster plantings.
2. Hazardous material statement based on future tenants.
3. S. Reese covered stormwater drainage as proposed with ECC and how stormwater is anticipated to function during and post construction.
4. It appears the project can achieve 90 RRV with infiltration but need to identify the other acceptable practices for remaining 10%.

Recommendations:

- 1. The ECC is concerned about the proposed drainage plan specifically, the plan should ensure the runoff is directed to the temporary sediment basin and is not directed to the infiltration basin until the site has been stabilized.**

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

2013-011 Brooks-Grooms Road

Proposed 104-lot cluster subdivision, Zoned: R-1, 504 Grooms Road, Preliminary review and possible determination.

SBL(s):277.-3-9

Reviewed by: MJE

Consultant: Lansing

Applicant: Brooks Builders

Last Seen on: 2/11/2014

The site plan was presented as follows:

1. 104 single family homes proposed as a cluster subdivision with neighborhood connector streets to existing developments.
2. Grading and disturbance limits have been modified to provide for the preservation of mature trees bordering the parcel's boundaries.
3. The subdivision is in for preliminary review with a possible final determination.

Recommendations:

- 1. The ECC is concerned with cold climate conditions (frozen ground conditions) that may affect by water overflow of the basin to properties downstream. Specifically, the infiltration basin shown along Grooms Road. The applicant should revisit the**

SWPPP to address this concern.

- 2. **The ECC is also concerned with the use of infiltration practices due to the presence of a seasonal high water table. The applicant should revisit the SWPPP to address this concern.**
- 3. **The ECC recommends the applicant supplement planting species to encourage tree diversity.**

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

2014-018 Powmat

Proposed 4300 sf addition to existing warehouse, Zoned: B-2, 321 Ushers Road, Preliminary site plan review with possible determination.

SBL: 259.-2-69.2

Reviewed by: MJE

Consultant:

Applicant: Campion

Last seen on: 4/22/2014

The plan was presented as follows:

- 1. The project will add a 50 ft. addition onto an existing building for warehouse use. Less than 1 acre is impacted.
- 2. There is a question regarding the fact that the project is on a subdivided lot from the main building lot.
- 3. Stormwater management will need to be further studied as the plans progress.
- 4. The applicant has agreed to merge the parcel with contiguous lands owned to the south.
- 5. A revised SEQR Form has been submitted.

Recommendations:

- 1. **The ECC has no comments.**

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

2014-011 Stewart’s Shop Clifton Park Center Road

Proposed construction of a 3,484 SF retail shop, Zoned: B-4,414-418 Clifton Park Center Rd, Preliminary site plan review with possible determination.

SBL(s): portion of 272.-1-49 TBD

Reviewed by: MJE

Consultant: Marshall

Applicant: Stewart’s

Last seen on: 4/22/2014

The plan was presented as follows:

- 1. Brian Glick recused himself from consideration and participation of the application.
- 2. Dumpster Statement – The ECC recommended a discussion be had between the Planning Board and ECC Chairman with Planning Staff to evaluate the applicability of the recommendation as currently written.

- 3. Some existing mature trees have now been identified as “to remain onsite.”

Recommendations:

- 1. Provide verification that a water aquifer is not present on the site.**
- 2. Recommend the addition of a shutoff valve after the oil/water separator so contamination is less likely to be introduced into the infiltration basin.**
- 3. The ECC requests that the dumpster area be completely enclosed by a berm in order to prevent leakage of liquid wastes.**

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

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The meeting was adjourned at 9:05 PM.



Respectfully submitted,
Brian Glick, Chairman

- cc: Clifton Park Town Clerk
 Planning Board (E-mail copy)
 Sanford Roth, Town Liaison (E-mail copy)
 Dan Bull, Director of Communications and Technology (E-mail copy)