

TOWN SUPERVISOR:

Philip C. Barrett

ECC CHAIR:

Brian Glick

ECC ATTORNEY:

Joel Peller

STORMWATER MANAGEMENT TECHNICIAN:

Scott Reese

TOWN LIAISON:

Sanford Roth

MEMBERS:

Raoul Desy

Brian Glick

Dan Mathias

Karl Siverling

Glenn Valle

Howard Vipler

Associate Members:

Chuck Bassett

Fred Pineau

MINUTES: **Tuesday, July 1, 2014**

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

PRESENT: Brian Glick, Raoul Desy, Scott Reese (Stormwater Management Technician), Sandy Roth, Fred Pineau, and Karl Siverling

ABSENT: Howard Vipler, Chuck Bassett, Glenn Valle, and Dan Mathias

GUESTS: None

ANNOUNCEMENTS:

- Next meeting: **Tuesday, August 5, 2014** at 7 PM in Town Hall. All further meetings will be at Town Hall, Conference Room C (if available).
- Fred Pineau was appointed as a voting member for this meeting
- Scott Reese, Stormwater Management Technician was present to explain the project applications
 - o Scott Reese reviewed the previous Planning Board meeting.

Projects in front of Zoning Board

ZBA #80987 Leland & Anna Palmer

To expand a nonconforming use (Front setback = 19', 30' required CR zone). Addition of a screen porch (144 sf). Zoned CR, 312 Riverview Road,

SBL(s): 259-2-31

Reviewed by: N/A

Consultant: N/A

Applicant: Property Owner

The plan was presented as follows:

To expand a nonconforming use (Front setback = 19', 30' required CR zone). House pre-dates any zoning law. Applicant requests variance from section 208-97B.(2)(b) which does not allow the addition of square footage to a nonconforming use. (The attached deck is allowed per 208-97B.(2)(c) since it is not enclosed.

Recommendations:

- 1. ECC has no comment at this time**

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

ZBA #80988 Robert Schreifels

To expand a nonconforming use by the addition of a permanent installed office trailer. Zoned CR, 561 Waite Road,

SBL(s): 270-1-24.1

Reviewed by: N/A Consultant: N/A Applicant: Property Owner

The plan was presented as follows:

Currently is a ore-existing non-conforming use as determined in conjunction with NYSDEC in 2013. Applicant requests to expand non-conforming use in a CR zone by the addition of a permanently installed office trailer. (Trailer has been on site since at least May 2013) Variance required form section 208-97B. No Non-conforming use can be enlarged and 208-16D. – Permitted uses in a CR zone (use in considered industrial).

Recommendations:

- 1. ECC has no comment at this time**

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

Projects in front of Planning Board

Old Business

2014-021 DeCrosta Duplex SUP

Amendment to Resolution #8 of 2014, passed on 5/27/2014

The plan was presented as follows:

When previously reviewed on 5/20/2014 the ECC stated the following:

- 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.

Recommendations:

- 1. ECC has no comment at this time**

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

2012-030 Crescent Woods

Proposed construction of a 61-lot cluster subdivision, Zoned: R-1, 1567 Crescent Road, preliminary site plan review with possible SEQR determination.

SBL(s): 283.-2-8

The plan was presented as follows:

When previously reviewed on 5/06/2014, the ECC stated the following:

1. The ECC is concerned about drainage to the rear of Lots 51-61. The applicant should consider installation of a perforated pipe (e.g. French Drain) to ensure that water is not prohibited from draining to the wetland area.
2. The ECC is concerned that on several lots (e.g., Lot 44, Lot 61 and others) the building envelope encroaches into the wetland buffer area. This will be problematic during construction and future occupation of the homes.
3. Due to the numerous technical comments by the Town's Engineering Consultant, the ECC recommends no action be taken until these comments are resolved.

The ECC is concerned with the apparent lack of progress to address the comments therefore; they are reiterated below.

Recommendations:

1. **The ECC is concerned about drainage to the rear of Lots 51-61. The applicant should consider installation of a perforated pipe (e.g. French Drain) to ensure that water is not prohibited from draining to the wetland area.**
2. **The ECC is concerned that on several lots (e.g., Lot 44, Lot 61 and others) the building envelope encroaches into the wetland buffer area. This will be problematic during construction and future occupation of the homes.**
3. **Due to the numerous technical comments by the Town's Engineering Consultant, the ECC recommends no action be taken until these comments are resolved.**

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

New Business

2014-031 Shopper's World Bank

Proposed construction of a 3,000sf bank at Shopper's World Plaza. Zoned: B-4, 15 Park Avenue, conceptual site plan review. SBL: 2714.-3-72.2

Reviewed by: MJE Consultant: ABD Engineers Applicant: Windsor Development
New Project

The plan was presented as follows:

1. Construction of a 3,000 square foot bank at the corner of Park Ave and Maxwell Drive.

Recommendations:

1. **ECC is concerned with the combined environmental impact with the multiple projects that are within the same parcel.**
2. **ECC recommends replacement of the two dead elms with two 3" caliper deciduous trees.**

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

2014-032 Verizon at Ushers Road Cell Tower

Proposed co-location of antennae on an existing communications tower, Zoned: L-2, 287 Ushers Road, conceptual review.

SBL(s): 259.-2-37.1

Reviewed by: N/A

Consultant: Tectonic

Applicant: Verizon Wireless

New Project

The plan was presented as follows:

1. The proposed antennae will replace an existing location where the antennae will be removed.

Recommendations:

- 1. The ECC requests clarification of the type, quantity and location of the fuel storage associated with the backup generators.**

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

2014-033 Dwaas Kill Fens

Proposed (3) lot subdivision of medical office complex site plan #2011-033 approved on 3/27/2012, Zoned: L-1, 715 Pierce Road, conceptual subdivision review.

SBL(s): 265.-1-12.1

Reviewed by: MJE

Consultant: EDP

Applicant: Dwaas Kill Fen LLC

The plan was presented as follows:

1. Applicant proposes to subdivide a 13.46 acre parcel into 3 commercial lots. An existing private road will provide access to the lots with public sewer and water. One of the new lots includes an existing medical office building and parking of approximately 90 vehicles. All lots will have on-site stormwater management.

When previously reviewed on 2/21/2012, the ECC stated the following:

1. Due to the location of the several of the dumpsters being close to stormwater management areas, the ECC would like the dumpsters to be relocated to a less sensitive area or have the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpsters. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.
2. The limits of Dwaas Kill 100 foot buffer zone shall be identified on all site plans (currently labeled on SWPPP Erosion Control Plan only).
3. Wetlands in the northeast corner of the site plan needs to be clearly identified as ACOE or DEC jurisdictional wetlands. As currently shown there is no distinction between ACOE and DEC jurisdiction.
4. The ECC notes that sensitive environments 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. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends approval of these plans by the Town Engineer.

- 5. The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands. The Applicant must avoid intrusion into ACOE Wetlands or 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.

Recommendations:

- 1. ECC has no comments at this time.**

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

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The meeting was adjourned at 8:30 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)