

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

Andrew Neubauer

Karl Siverling

Glenn Valle

Howard Vipler

Associate Members:

Chuck Bassett

Fred Pineau

MINUTES: **Tuesday, August 5, 2014**

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

PRESENT: Chuck Bassett, Brian Glick, Andrew Neubauer, Dan Mathias, Fred Pineau, Scott Reese, Karl Siverling, and Howard Vipler.

ABSENT: Sandy Roth, Glen Valle, Raoul Desy

GUESTS: None

ANNOUNCEMENTS:

- Next meeting: **Tuesday, September 2, 2014** at 7 PM in Town Hall, Conference Room C
- Welcome Andrew Neubauer as a new appointed member of the ECC
- Fred Pineau and Chuck Bassett 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.
 - o There are four projects that were referred for Environmental Review from the Department of Building & Development (not directly from the Zoning Board Chairman). Three projects are for setback variances for structures and the fourth is for a pre-existing non-conforming 2 residences on one parcel, applicant is looking for an area variance for minimum lot size to subdivide the parcel to two lots.
- The HHWD on September 6th was discussed and Scott Reese will inquire with E-Lot on their stacking requirements for the electronic material and what assistance to expect.

Public Hearing

2014-028 Barnaby Timber Harvest

Proposed timber harvesting of pre-commercial grade trees, zoned: CR, Rt. 146S, preliminary public hearing and special use permit review with possible determination, Last seen on 6/24/2014

SBL: 265.-3-7.11

Reviewed by: MJE

Consultant: Whately

Applicant: Barnaby

The plan was presented as follows:

1. The applicant is proposing to perform a Timber Stand Improvement (TSI), forest management regime on the 56.56 acres owned by Mary E. Barnaby. They intend to remove all unavailable growing stock (UGS), meaning any dead or diseased trees, while maintaining a residual basal area of 40-50 sq. ft. / acre.
2. There are 6.5 acres of NYSDEC wetlands on site.

When previously reviewed on 6/17/2014 the ECC stated the following:

1. ECC recommends that harvesting to occur when the ground is frozen to minimize impact to the buffer zone, wetland areas, and wildlife.
2. ECC recommends the applicant follow the NYSDEC Timber Harvesting Guidelines.
3. All erosion and water quality controls shall be put in place at the initial phase of site preparation and shall be maintained until all construction ends and soils are stabilized.

Recommendations:

1. **The ECC recommends that the applicant shall follow the recommendations from the NYSDEC for utilizing the existing wetland / stream crossings**

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

2014-010 Stewart’s and Ellis, Lands of

Proposed (2) lot commercial subdivision, zoned: B-4, 414-418 Clifton Park Center Road, preliminary public hearing and subdivision review with possible determination.

SBL: 272.-1-49

Reviewed by: MJE

Consultant: Marshall

Applicant: Stewart’s

The plan was presented as follows:

1. The project’s site plan has been seen by the ECC board on 5/20/2014 but, this is the first time the ECC is reviewing the requested subdivision for this project.
2. Applicant proposes to subdivide parcel into 2 lots, construct a 3.484 sq. ft. convenient store with self-serve gas.

Recommendations:

1. **Applicant shall confirm that they have met the minimum amount of green space for each subdivided parcel.**
2. **The ECC is concerned that the potential reconfiguration of Sitterly Road and Clifton Park Center Road intersection to improve traffic flow could potentially impact the amount of green space on Lot 1 as presently proposed.**
3. **The Applicant should reserve and display on the site plan proposal sufficient Rights of Way to accommodate multi-use trails to interconnect the proposed property with existing and contemplated trail networks.**

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

Brian Glick recused from the review / comment of this project.

2014-033 Dwaas Kill Fens

Proposed (3) lot commercial subdivision approved as project #2011-033 Medical Office Complex, Preliminary public hearing and subdivision review with possible determination. Last seen on 7/8/2014.

SBL: 265.-1-12.1

Reviewed by: MJE

Consultant: EDP

Applicant: Pierce Medical

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 7/01/2014 the ECC stated the following:

1. ECC has no comment at this time.

Recommendations:

1. **The ECC notes that the stream boundary of the Dwaas Kill is different on the Subdivision Plan from the December 21, 2011 approved site plan. The applicant should confirm that the stream is correctly positioned on the subdivision plan, before the ECC can assess any encroachment issues between the existing building and the Dwaas Kill.**
2. **To properly address any environmental impact due to the subdivision the applicant is requested to indicate on the subdivision map shall indicate where the stormwater management areas are on the subdivision map in order for the ECC to evaluate the environmental impacts.**

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

2014-030 Van Patten Golf Course (2 Lot)

Proposed (2) lot subdivision, zoned: PUD, 924 Main Street, Preliminary public hearing and subdivision review with possible determination.

SBL: 264.-3-94

Reviewed by: MJE

Consultant: EDP

Applicant: VanPatten

The plan was presented as follows:

1. *Applicant proposed to subdivide a single family building lot from Van Patten Golf Course*

When previously reviewed on 6/17/2014 the ECC stated the following:

1. ECC has no comment at this time.

Recommendations:

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

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

2014-026 New Cingular Wireless @CPWA Water Tower

Proposed co-location of telecommunications antennae on and existing water tower, zoned: R-1, 36 Boyack Road, preliminary public hearing and special use permit review with possible determination

SBL: 288.8-1-56

Reviewed by: Wm. Johnson Consultant: Ross Applicant : AT&T

The plan was presented as follows:

1. The existing water tower is located on a small hill and surrounded by vegetation.
2. Existing water tower with proposed antenna's mounted on the water tower.

When previously reviewed on 6/03/2014 the ECC stated the following:

1. ECC has no comment at this time.

Recommendations:

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

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

Projects in front of Planning Board

Old Business

2014-006 Oak Brook Commons

Proposed new location of a 2,000 sf office for the existing apartment complex. Zoned: B-3, Route 9, preliminary site plan review and possible determination. Last seen on 1/28/2014

SBL: 265.-1-22.22

Reviewed by: MJE Consultant: Northeast Applicant: Oak Brook

The plan was presented as follows:

When previously reviewed on 1/21/2014 the ECC stated the following:

1. ECC requests that the applicant clarify the classification of the existing stream and the distance from the proposed structures.
2. During construction of the retaining wall, the disturbance of the existing vegetation should be minimized to the greatest extent practicable.

Recommendations:

1. **Given the importance of the steep slopes and potential for erosion, the ECC recommends that the water collection system (gutters, down spouts) be manufactured such as to reduce the potential for clogging or failure, with a plan for long term maintenance.**
2. **The ECC is concerned with the erosion potential associated with the construction of the building foundation with its proximity to the steep slopes.**
3. **The ECC would like to reinstate the recommendation on the stream classification and distance from the proposed structure it made during the 1/21/14 meeting.**

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

2014-012 Independent Towers BPOE

Proposed monopole for telecommunications, zoned: PUD, 695 Mac Elroy Road, preliminary site plan and special use permit review with possible determination. Last seen on: 5/27/2014 public hearing.

SBL: 258.-2-84.1

Reviewed by: Wm . Johnson Consultant: Murray Applicant: AT&T

The plan was presented as follows:

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

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

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

Dan Mathias recused from the review / comment of this project.

2014-032 Verizon @ Ushers Road Celltower

Proposed co-location of antennae on an existing communications tower. Zoned: L-2, 287 Ushers Road, preliminary site plan review with possible determination. Last seen on 7/8/2014

SBL: 259.-2-37.1

Reviewed by: Wm Johnson Consultant; Young Sommer Applicant: Verizon

The plan was presented as follows:

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

When previously reviewed on 7/01/2014, the ECC stated the following:

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

Recommendations:

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

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

New Business

2014-034 Riverview Construction Associates

Proposed (2) lot subdivision, Zoned: B-3, 302 Vischer Ferry Road, conceptual subdivision review.
SBL: 2714.-3-72.2. **Previously seen 11/7/2011 as 2011-017 Lavigne Financial (withdrawn).**
Reviewed by: MJE Consultant: Advance Applicant: Riverview Constr. Assoc.

The plan was presented as follows:

1. Applicant proposes to subdivide the existing parcel into two lots. The existing parcel is approximately 6.06 acres and is located in the Neighborhood Business District (B-3) zoning district. The two lots will have an approximate area of 1.31± acres and 4.75± acres, respectively.

Recommendations:

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

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

2014-035 Clifton Corporate Park

Proposed redevelopment of 100,000sf of existing office space to multi-family residential units (100 EDU) with amenities, detached garages , and new construction of a future residential, commercial or mixed use development with up to 120 multi-family residential units, a 60,000 +/- SF commercial building or a combination of both. Zoned: B-1, 872 NY Route 146, conceptual PUD review with possible recommendation to Town Board.
SBL: 271.-3-27, 271.-3-31, 271.-3-73
Reviewed by: N/A Consultant: EDP Applicant: DCG

The plan was presented as follows:

1. The applicant is proposing a zoning amendment that would permit multifamily residential apartment units or new commercial office space.

Recommendations:

1. **The Applicant should maintain a minimum 50% greenspace in accordance with Article IV – 208-35-D(3), calculated for the entire PUD.**
2. **The Applicant should reserve and display on the *site plan or* subdivision proposal sufficient Rights of Way to accommodate multi-use trails to interconnect the proposed *property* with existing and contemplated trail networks, as defined in the Town Trails Master Plan.**
3. **The ECC recommends to see a maximum buildout of the entire parcel to assist in making an informed decision on the environmental impacts that the PUD parameters may have.**

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

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The meeting was adjourned at 9:50 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)