

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

Chuck Bassett

Fred Pineau

MINUTES: **Tuesday, October 7, 2014**

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

PRESENT: Brian Glick, Dan Mathias, Andrew Neubauer, Fred Pineau, Scott Reese, Howard Vipler, Raoul Desy

ABSENT: Chuck Bassett, Karl Siverling, Sandy Roth, Glen Valle

GUESTS: None

**ANNOUNCEMENTS:**

- Next meeting: **Tuesday, October 21, 2014** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
  - o Scott Reese reviewed the previous Planning Board meeting.
- ZBA – Two projects – Not referred to ECC by board – Sign Variance for new Hannoush Square (1750 Rte. 9) and setback variance for garage addition at residence at 44 Wheeler Drive.

**Public Hearings**

**2014-037 Bernard Subdivision**

*Proposed (2) lot subdivision. Demolition of existing home and construction of (2) new single family residences with public water and sewer. Previously part of 2001-045 Gibbs Subd. , 696 Clifton Park Center Rd, Zoned: R-1, Status: Preliminary Public hearing with possible determination of subdivision review*

SBL: 270.-2-45.1

To be reviewed by: MJE

Consultant: GVG

Applicant: Bernard **Last Seen on:**

**9/2/2014**

The plan was presented as follows:

1. The applicant would like to remove the existing single family home and garage and build

- 2 new single family homes that will be serviced by public water and public sewer. Both lots will be 1.18± acres and meet all zoning area restrictions.
2. Wetlands are present in the rear yard. Previous plans state that no further subdivision be done.
  3. Updated plan shows proposed limits of disturbances and 4' high hemlock trees to be planted along wetland lines approximately 20' on center.

ECC Recommendations on September 2, 2014:

1. Federal jurisdictional wetlands have been identified on this site. *Uses in this area are restricted and the wetlands shall be delineated on the Plat Plan.* The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in Federal wetlands.

**Recommendations:**

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

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

**Projects in front of Planning Board**

**Old Business**

**2014-038 Fairchild II - North (Lots 2-5)**

*Proposed construction of (5) new warehouses with 215,000SF and amendment to subdivision of Lot C. , Ushers Rd Rear, Zoned: L 1, Status: PB - Revised Conceptual site plan and subdivision review SBL: 259.-2-84.1*

To be reviewed by: MJE

Consultant: ABD

Applicant: MJ Properties

Last Seen on: 9/2/2014

The plan was presented as follows:

1. Construction of 5 additional buildings continuing the Fairchild Development. All access will be from Fairchild I off of Van Patten Drive with an emergency access also off Van Patten Drive. The site will have private access drives and public utilities and private utilities within cross easements throughout the site.
2. Applicant moved building 14.5' from the 100' buffer.
3. SHPO has requested a Phase 1A and 1B for the site.
4. Murray Law Firm Letter dated 5/7/14 addressing segmentation of the Fairfield Property.
5. The original application stated 215,000 square feet of warehouses the revised long EAF, dated 9/24/14 states that it has 106,250 SF.

ECC Recommendations on September 2, 2014:

1. The ECC recommends legal review of the segmentation of this project.
2. Verify the square footage of proposed warehouses.

3. Given the proximity of this project to the residential area the ECC is concerned with the potential impact from commercial traffic and warehouse operations from this project.

**Recommendations:**

1. **ECC would like to have clarification of the property lines regarding the note “Lot to be combined with 6 Fairchild Square”.**
2. **The ECC notes that the proposed development of Lots 2, 3, 4, 5 and Site 1 are not independent utilities because they are dependent upon one another for vehicle access, share common parking areas, and potentially stormwater management.**
3. **The design density, coupled with the shared infrastructure, will have adverse effects in terms of traffic congestion, noise/light pollution, and stormwater management. In addition, there will be a need to ensure cooperation between property owners and tenants in order to maintain the shared infrastructure facilities. These considerations make the proposed design problematic.**
4. **Although the applicant has technically met the zoning requirements for each individual parcel, when evaluated in totality the design density does not comport with the in situ environmental constraints of the site.**

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

**New Business**

**2014-042 Bonanno Professional Offices**

*Proposed demolition of existing building and construction of (2) professional office buildings built in two phases with shared parking. , 999 Rt 146, Zoned: B-1, Status: PB Concept site plan review SBL: 271.6-1-77.1*

To be reviewed by: MJE                      Consultant: ABD      Applicant: Bonnano

The plan was presented as follows:

1. Demolition of the existing building and construction of 2 buildings. Phase 1 will be a 3,120 sf 1 story professional office. Phase 2 will be an additional 4,800 sf professional office. Parking area will have a total of 29 spaces.
2. Located in Archeological-Sensitive Shaded Area

**Recommendations:**

1. **In keeping with the rural nature of the project area and the recommendations of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical, and use landscaping and grading to provide visual and auditory buffering between the project and adjacent subdivision / properties (roadway, subdivision, school, etc).**
2. **Applicant shall indicate where the dumpster pad and enclosure will be located on the site plan.**

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

**2014-043 Vopelak, Lands of**

*Proposed (2) lot subdivision from single non-conforming lot with (2) single family residences. Variances were granted by ZBA on 8/19/2014. , 10 Katherine Ter, Zoned: R-1, Status: PB Concept subdivision review SBL: 277.7-4-6*

To be reviewed by: MJE                      Consultant: Vopelak   Applicant: Vopelak

**Recommendations:**

- 1. ECC Board would like to have clarification on the individual utility connections for each lot.**

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

**2014-045 Rexford Fire Department Pavilion**

*Proposed construction of a pavilion, 1601 NYS Rt. 146, Zoned: HM, Status: Preliminary site plan review and possible determination. SBL: 269.-3-26*

To be reviewed by: N/A                      Consultant:                      Applicant: RFD

**Recommendations:**

- 1. ECC Board would like confirmation of the existing septic system ability to handle the additional proposed use.**

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

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The meeting was adjourned at 9:15 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)