

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, December 2, 2014**

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

PRESENT: Brian Glick, Andrew Neubauer, Scott Reese, Raoul Desy, Karl Siverling, Howard Vipler, Glen Valle, Sandy Roth, Fred Pineau

ABSENT: Chuck Bassett, Dan Mathias

GUESTS: Lawrence Kelley – Sterling Heights Resident

ANNOUNCEMENTS:

- Next meeting: **Tuesday, January 6, 2015** 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 – 0 projects – Not referred to ECC by board

Public Hearings

2014-043 Vopelak, Lands of

Proposed (2) lot subdivision, 10 Katherine Terrace, Zoned: R-1, Status: Preliminary public hearing with possible determination.

SBL: 277.7-4-6

To be reviewed by: MJE

Consultant: Applicant

Applicant: Vopelak

Last seen on: 10/15/2014

ECC Recommendations on 10/07/14

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

Recommendations:

1. **ECC would like to have clarification on the water connections / electrical connections / phone / cable / gas connection for each individual lot.**
2. **ECC suggests that the owner deed the sewer line (with sufficient capacity for connection by the other residents on Katherine Terrace) to the sewer district.**

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

Mr. Hale commented that approval of this application produced two positive results. The first would be that the lots created would be “more in line with current zoning codes.” The second would be that the installed sewer lines would provide for “enhanced protection the environment.” Mr. Ferraro concurred and stated that the possible extension of sewer service to existing homes was an additional positive benefit of subdivision approval.

Mr. Werner offered Resolution #24 of 2014, seconded by Mr. Hale, to waive the final hearing for this application, to waive the park land fee since no new dwelling will be created, and to grant preliminary and final subdivision approval conditioned upon satisfaction of all items listed in the final comment letter prepared by the Planning Department. Ayes: Ophardt, Paulsen, Hale, Andarawis, Werner, Koval, Ferraro. Noes: None.

2012-030 – Crescent Woods

Proposed 61 lot cluster subdivision, 1567 Crescent Road, Zoned: R-1, Status: Preliminary public hearing and possible determination.

SBL: 283.-2-8

To be reviewed by: MJE

Consultant: Infinigy

Last Seen on: 5/13/2014

ECC Recommendations on 5/06/14

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.

Recommendations:

1. **The ECC is concerned about drainage to the rear of previously listed 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 would like to review the technical comments by the Town’s Engineering Consultant, prior to making any further environmental comments.**
3. **The stormwater system should be sufficient to handle the combined stormwater runoff projected for the final development configuration.**
4. **The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan, to the greatest extent practicable.**
5. **The ECC is concerned with the general statement that the design intent is to keep the 100 year storm event on each lot, when the plans show the grading from the rear portions of the lots drain off the site or into the wetlands.**

6. **The ECC is concerned with the practice of permeable driveways and the required maintenance in order for them to function as designed for the life of the project.**
7. **The ECC is concerned of the traffic that will be generated from this project and its impact on Crescent Road and surrounding areas.**
8. **The ECC requests that the Applicant verify that this project is not over an aquifer recharge area.**

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

Board members agreed that the materials submitted for tonight's review were insufficient for a reasonable discussion of the project plan and that the public hearing should be "renoticed" when plans are complete.

Mr. Ferraro supported the use of permeable driveways, although others pointed out that maintenance of such driveways such as annual vacuuming made them less appealing to buyers than conventional paved ones.

Projects in front of Planning Board

Old Business - None

New Business

2014-054 Caruso Home Builders

*Proposed 2-lot subdivision in CR zone. , 701 Riverview Rd, Zoned: CR, Status: PB Concept Review
SBL: 276.-1-44*

To be reviewed by: MJE

Consultant: ABD

Applicant: Caruso

Recommendations:

1. **ECC believes that this project would violate the CR zoning requirements.**

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

Mr. Scavo reiterated Mr. Ferraro's comments, stating that the project must obtain an area variance prior to consideration of preliminary approval by the Planning Board. He also reported that although the Planning Department has offered recommendations for use variances in the past, it has never offered recommendations on area variances. If the required area variances are obtained from the Zoning Board of Appeals, the Planning Department will schedule Planning Board review of the proposed subdivision.

2014-055 Mackey Kendra Drive Extension

Proposed (8) lot subdivision with public water and sewer creating a cul-de-sac at the end of Kendra Drive. , 1644 Crescent Rd, Zoned: CR, Status: PB Concept Review

SBL: 288.-2-43.11

To be reviewed by: MJE

Consultant: ABD

Applicant: Mackey

The plan was presented as follows:

1. The proposed 8 lot plus the Lot Line Amendment shall be in conformance with the Town's Conservation Residential Zoning Requirements and the applicant is not requesting any variances. The minimum lot size is 1.0 acre and the largest lot size is 3.7 acres.
2. As per the Conservation Residential Zone, 50% of the parcel will be Deed Restricted as open space. The proposed open space will adjoin existing Town of Clifton Park open space land.
3. The developers intent to minimize the disturbance on each lot to keep the disturbance less than 5 acres.

Recommendations:

1. **The ECC requests that the statement, "There will be no further subdivision of the proposed lots," be included on the individual deeds.**
2. **The ECC is concerned with the close proximity of the wetlands and LC zone to the proposed residences and feel the boundaries of the wetlands and LC zone be marked. (e.g. split rail fencing)**

A **motion** to adopt this recommendation was made by Andrew Neubauer, seconded Glen Valle: in favor, none opposed.

Mr. Ferraro supported the comments offered by Mr. Hartnett and asked that the consultant label the future trail connections on the subdivision plan and provide signage that clearly indicates the possibility of future trail construction at the cul-de-sac when the roadway is constructed. Mr. Andarawis stated that he supported the location of the potential future trail, commenting that it "could open up a nice opportunity" for connections to existing open space and adjoining developments. Mr. Hale's concern centered on the applicant's failure to utilize the existing 60' right-of-way from Crescent Road to access the subdivision. Mr. Palleschi explained that the designated curb cut could not be used because the existing residence is located in close proximity to the right-of-way. It was agreed that the reasons for not using the 60' wide right-of-way from Crescent Road should be clearly stated within the meeting minutes and/or on the subdivision plan. Mr. Koval observed that the subdivision created a parcel without the required 40' of frontage on a town road. After discussing possible ways to obtain the necessary 40' "stem" to make the lot code-compliant, Mr. Mackey explained that he would obtain the required frontage on Crescent Road from the adjoining property owner who happens to be his brother-in-law. The consultant will pursue this alternative to supply the necessary frontage. Board members found the plan generally acceptable.

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The meeting was adjourned at 9:00 PM.



Respectfully submitted,
Brian Glick, Chairman

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