

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

Howard Vipler

Chuck Bassett

Fred Pineau

Peter Lanahan

MINUTES: **Tuesday, January 6, 2015**

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

PRESENT: Brian Glick, Scott Reese, Raoul Desy, Howard Vipler, Sandy Roth, Dan Mathias, Peter Lanahan

ABSENT: Karl Siverling, Fred Pineau, Chuck Bassett

GUESTS: Lawrence Kelley – Sterling Heights Resident

ANNOUNCEMENTS:

- Next meeting: **Tuesday, January 20th, 2015** at 7:30 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
 - o Scott Reese hand delivered the Environmental Conservation Commission Annual Report 2014, revised ECC Standard Notes, submitted Saratoga County Planning and Zoning Conference registration formsScott Reese reviewed the previous Planning Board meeting.
- ZBA – 3 projects – Not referred to ECC by board
- Sandy Roth, Town Liaison – Described and distributed the Town of Clifton Park Environmental Stewardship Award – Nomination Forms.

Public Hearings

None

Projects in front of Planning Board

Old Business - None

New Business

2015-001 Plaza West Commercial Development

Proposed construction of commercial development with 93,800 SF of retail, bank and restaurant space, Rt 146 & 146A, Zoned: B-3, Status: PB Concept Review

SBL: 271.-1-13

To be reviewed by: MJE
Properties

Consultant: Lansing

Applicant: Rt. 146 & 146A

The plan was presented as follows:

1. The overall parcel is 20.26± acres and is predominately wooded, 14± acres in planned to be physically disturbed. There is a 7± acre site contiguous to the north that the applicant owns. Stormwater will be managed on-site through the use of multiple green infrastructure practices. Sanitary sewer is located along the Route 146 entrance and water is located along the Route 146A entrance.
2. The Dwaas Kill borders the east side of the project site.
3. Project is located in NYS Heritage Areas: Mohawk Valley Heritage Corridor. There are no endangered or threatened species or habitats on the project site. The project is within an archeological sensitive area.
4. There are 1.84± acres of field delineated wetlands on the project site. The applicant does plan on disturbing 6,000± SF of the wetlands and proposing mitigation.
5. They are planning hours of construction M-F 7 am to 6 pm and Saturday 6 am to 12 am.

Recommendations:

- 1. In view of the size and scope of the proposed project, the ECC recommends that the Planning Board consider issuing a positive declaration under SEQRA and that the Applicant be required to prepare a Draft Environmental Impact Statement**
- 2. 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 1/10 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.**
- 3. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.**
- 4. This project has the potential to change the (skyline, visual character) of the project area. As such the ECC recommends that the Applicant be required to conduct and submit a visual impact assessment for Planning Board and ECC review.**

A **motion** to adopt this recommendation was made by Dan Mathias, seconded Howard Vipler: in favor, none opposed.

Discussion Items

Organization items and documents for 2015

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The meeting was adjourned at 8:20 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)