

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

Lawrence Kelly

MINUTES: **Tuesday, January 20, 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, Karl Siverling, Howard Vipler, Sandy Roth, Dan Mathias, Peter Lanahan, Lawrence Kelley

ABSENT: Fred Pineau, Chuck Bassett

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, February 3, 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 – 1 project – Not referred to ECC by board

Public Hearings

2015-004 Town of Clifton Park groSolar

Proposed subdivision at town landfill property to allow installation of a solar farm, 217

Vischer Ferry Rd, Zoned: R-3, Status: Concept

SBL: 283.-1-65

To be reviewed by: N/A

Consultant: CT Male

Applicant: TOCP

The plan was presented as follows:

1. Construct a photovoltaic, solar panel array on the Town’s capped landfill to produce and supply 994.5 KW of clean, renewable energy to NYISO Zone F. The project will offset electricity usage by the Town of Clifton Park through a remote net metering agreement. No battery storage or energy efficiency implementation is planned
2. Preliminary design drawing utilize a ballasted racking system and above grade electrical wiring approach to mitigate the potential of negative impacts associated with ground disruption of the capped landfill. The ballast racking structure will rest on top of the capped landfill with minimal soil disturbance and zero ground penetrations. All wire-ways and conduit will be mounted on the racking structure or secured to ballast blocks.

Recommendations:

- 1. Does the subdivision of the parcel have any impacts on the existing permits that are in place in regard with the landfill or the future permitting process?**
- 2. The ECC is concerned that the property line that splits the landfill cap may require all permits regarding the landfill site apply to both parcels. The ECC is concerned that an environmental impact to the land fill on one parcel may have a negative effect on the other parcel.**
- 3. The ECC is concerned that this proposed parcel will be land locked.**

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

Projects in front of Planning Board

Old Business

2014-049 Wood Road Landscape Business

Proposed construction of a 3,000sf landscape shop and office with parking, Wood Rd, Zoned: L 2, Status: Preliminary site plan review with possible determination.

SBL: 259.-2-73.12

To be reviewed by: MJE Consultant: Peak Environmental Applicant: Hubbard

To be reviewed by: N/A Consultant: CT Male Applicant: TOCP

The plan was presented as follows:

1. Applicant is proposing to build a 2,468 square foot steel building with associated parking and vehicular access off Wood Road.
2. Applicant will need approval from the DEC to construct the driveway in the 100' DEC Buffer.
3. New Short EAF Form has been completed. – Site **is** located in an Archeological Sensitive Area, has threatened or endangered species, and is a possible remedial site for Hazardous Wastes.
4. May need to do a complete SWPPP as will have landscape materials and close to wetlands. Applicant states that the project will disturb 0.98 acres.
5. Stormwater Report showing the use of the wetlands as stormwater treatment.

ECC Recommendations made on 11/18/2014:

1. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) *shall* be identified on the plot plan.
2. The ECC notes that the project may have significant environmental impacts, and recommends that the Applicant complete the SEQRA long Environmental Assessment Form for Planning Board and ECC review.
3. If hazardous materials will be stored on this site, the Applicant must submit a plan for approval addressing handling and storage and spill response to the Town of Clifton Park Stormwater Management Technician before such materials are stored.

4. Due to the location of this project relative to the aquifer/recharge area, no underground storage tanks shall be constructed on this property; during construction, any temporary above-ground storage tanks shall have secondary containment of no less than 110% of the tank volume to prevent releases to the aquifer/recharge area; during construction, contractors shall have a spill contingency plan which addresses prevention and cleanup of releases of petroleum and/or hazardous materials.

Recommendations:

1. **ECC recommends that the applicant shall not use existing wetlands for stormwater treatment or storage.**
2. **In general the Short Form EAF does not reflect the information provided by the NYSDEC EAF Mapper Report. For example, the project is in an archeological sensitive area and endangered species may be in the area. The ECC recommends that corrections be made to the Short EAF that takes into consideration data that is contained in the NYSDEC EAF Mapper Report.**
3. **The plans shall also have the ECC Standard Notes.**
4. **Due to the location of this project relative to the aquifer/recharge area, no underground storage tanks shall be constructed on this property; during construction, any temporary above-ground storage tanks shall have secondary containment of no less than 110% of the tank volume to prevent releases to the aquifer/recharge area; during construction, contractors shall have a spill contingency plan which addresses prevention, reporting, and cleanup of releases of petroleum and/or hazardous materials.**

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

New Business

2015-003 Neil, Andrew

*Proposed 4 lot subdivision 1 existing SFR and 3 2-family residences with public water and septic. If pursuing duplexes will need SUP application and public hearing, 58 Bradt Rd, Zoned: CR, Status: Conceptual subdivision review and possible special use permit
SBL: 263.-1-39*

To be reviewed by: MJE

Consultant: Berger

Applicant: Neil

The plan was presented as follows:

1. Subdivide a 13 acre parcel into 4 lots. One home is an existing home. The remaining 3 lot are proposed for high end duplexes. Public water is available. Sewage disposal via individual conventional sewage systems.
2. Conservation area of 6.60 acres is proposed.
3. The project is in the Mohawk Valley Heritage Corridor and is over the Schenectady-Niskayuna SSA Principal Aquifer.

Recommendations:

- 1. The ECC notes that an aquifer recharge area is present within the project limits. The Applicant must design a stormwater management and sanitary system that protects the aquifer resource.**
- 2. The parcel (subdivision) is located in an area which may be impacted by aviation activity. Impacts may include noise or vibration. A study describing this impact in detail is available for inspection in the offices of Schenectady Airport. In addition there is railroad activity in the vicinity that may cause noise and or vibration.**
- 3. The applicant shall provide information on the planned ownership of the conservation easement. The boundary of the conservation easement and the property lines need clarification on the plans.**

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

Discussion Items

None

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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)