



Town of Clifton Park

ENVIRONMENTAL CONSERVATION COMMISSION

Protecting today's environment for the next generation...



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 Kelley

MINUTES: **Tuesday, March 3, 2015**

CALL TO ORDER: Brian Glick, Chairman, called the meeting to order at 7:10 PM in Town Hall

PRESENT: Brian Glick, Scott Reese, Raoul Desy, Howard Vipler Lawrence Kelley, Fred Pineau, Dan Mathias

ABSENT: Sandy Roth, Peter Lanahan, Karl Siverling, Chuck Bassett

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, March 17, 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.
- Discussed procedure in reviewing projects that go in front of the ZBA.
- ZBA – 2 projects – Not referred to ECC by board

Public Hearings - None

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. (Items were submitted with packet for 2/24/2015), 55 Van Patten Dr., Zoned: L 1, Status: revised conceptual site plan review, SBL: 259.-2-84.1

To be reviewed by: MJE

Consultant: ABD

Applicant: MJ Properties

Last Seen on: 9/02/2014

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. The project is in front of the Zoning Board of Appeals on 3/2/15 requesting 14 variances.

ECC Recommendations on 9/02/14:

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. The ECC concurs with the letter from Mr. John Scavo, Director of Planning to Mr. Steve Myers, Director of Building and Development, dated February 26, 2015. Given the density and proximity of this project to the residential area the ECC is concerned with the potential environmental impacts from commercial traffic and warehouse operations from this project.

2. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practicable and/or the use landscaping and grading along Van Patten Drive and Mapleline Road to provide visual and auditory buffering between the project and adjacent roadways or other properties.

3. This project has the potential to change the visual character of the project area along Van Patten Drive and Mapleline Drive. 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 Raoul Desy, seconded Lawrence Kelley: all in favor, none opposed.

2013-024 Lapp Road (Lands of Zheng)

Proposed (4) lot subdivision with public water and sewer. , 246 Lapp Rd, Zoned: R-1, Status: PB - Revised conceptual subdivision review, SBL: 278.-1-31

To be reviewed by: MJE Consultant: GVG Applicant: Zheng

Last Seen on: 4/08/2014

The plan was presented as follows:

1. The following information pertains to this project:
 - a. This is a seven lot subdivision. The plans are in concept phase now.
 - b. The project will be served with public water and sewer; An on-site septic will need to be closed.
 - c. The existing house will be demolished.

2. When reviewed on August 6, 2013, the ECC stated the following:
 - a. “The ECC expresses concern regarding the on-site disposal of sanitary wastes and should hook-up to the public sewer system.
 - b. 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.
 - c. The limits of Federal Jurisdictional Wetlands *shall* be identified on the plot plan.”
3. When reviewed on March 18, 2014, the ECC stated the following:
 - a. “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.
 - b. The applicant should clarify with the Planning Department where the park land and public space is located.”
4. When reviewed on April 8, 2014, the ECC stated the following:
 - a. 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.

Recommendations:

1. Pursuant to Section 86-7 of the Town Code, natural drainage channels should be preserved to the greatest extent practicable.

Proposed culverts shall be placed and sized to allow natural pre-existing drainage flows to the existing federal wetland bodies. When plans are prepared for preliminary review they shall show the existing and proposed topographical elevations.

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

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

2014-049 Wood Road Landscape Business

Proposed construction of a 3,000sf landscape shop and office with parking. , Wood Rd, Zoned: L 2, Status: Final site plan review and determination, SBL: 259.-2-73.12

To be reviewed by: MJE

Consultant: Peak Env.

Applicant: Hubbard

Last Seen on: 1/20/2015

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.

ECC Recommendations made on 01/20/2015:

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.

Recommendations:

1. **The plans shall also have the ECC Standard Notes.**

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

New Business

2015-010 Abele Rt 9 and Old Rt 146 Clearing

Proposed vegetation clearing of 1.5+/- acres of a vacant commercial property with .95 acre ground disturbance. , 1714-1718 Rt 9, Zoned: B-4, Status: conceptual site plan review, SBL: 272.9-1-21.1

To be reviewed by: MJE Consultant: EDP

Applicant: Abele

The plan was presented as follows:

1. Parcel size is 4.37 acres in Clifton Park and 0.33 acres in Halfmoon. Applicant is stating that 1.5± acres of vegetation will be removed and only 0.95 acres of ground will be disturbed.
2. Parcel has been worked in the past to have buildings and parking areas removed and converted to lawn areas. Total disturbance is over 1 acre.
3. Applicant is proposing seven (7) – 3” to 3.5” caliper Sugar Maples along Rt. 9. and seven (7) 6’ to 7’ tall Colorado Blue Spruce along the western property line.

Recommendations:

1. **Given the previous clearing on this parcel prior to the proposed clearing, the total disturbance appears to disturb more than one acre. The applicant should submit a notice of intent to the NYSDEC to be covered by the SPDES General Permit.**

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

2015-009 Berndt, Craig - Certificate of Appropriateness

Proposed installation of solar panels on an historic building. , 32 Vischer Ferry Rd, Zoned: CR, Status: preliminary planning board review and possible determination

SBL: 287.12-1-2

To be reviewed by: N/A

Consultant: Monolith

Applicant: Berndt

The plan was presented as follows:

1. Applicant wishes to mount solar panels on their roof.

Recommendations:

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

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

Discussion Items

None

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The meeting was adjourned at 9:25 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)