



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 17, 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, Fred Pineau, Dan Mathias, Sandy Roth, Lawrence Kelley

ABSENT: Peter Lanahan, Karl Siverling, Chuck Bassett

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, April 7, 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.
 - o Go over ZBA Guidance from ECC
 - A **motion** to adopt this recommendation was made by Lawrence Kelley, seconded Fred Pineau: all in favor, none opposed.
 - o Resident concern with idling vehicles.
 - Recommend for resident to discuss with the Town Board.
- ZBA – 1 project for review

Public Hearings

2014-054 Caruso Home Builders

Proposed 2-lot subdivision in CR zone. Rescheduled from 2/24/2015, 701 Riverview Rd, Zoned: CR, Status: PB Prelim Review - Poss. Determination SBL: 276.-1-44

To be reviewed by: MJE Consultant: Applicant: Caruso

ECC Recommendations 12/02/14:

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

ECC Recommendations 2/17/15

1. Per Section 208-16, F of the Town Code (Conservation Residential Zones), proof of preservation in perpetuity of permanent open space for these privately owned sites shall be supplied to the Town of Clifton Park Planning Board and filed prior to the final plat approval of a site plan or subdivision plat.

Recommendations:

- 1. Per Section 208-16, F of the Town Code (Conservation Residential Zones), proof of preservation in perpetuity of permanent open space via deed for these privately owned sites shall be supplied to the Town of Clifton Park Planning Board and filed prior to the final plat approval of a site plan or subdivision plat.**
- 2. In keeping with the provisions of the CR Zone and rural nature of the project area, the Applicant *should* retain existing vegetation to the maximum extent practical within the delineated private open space.**

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

2015-003 Neil, Andrew

Proposed 4 lot subdivision 1 existing and 3 new single family residences with well and septic. , 58 Bradt Rd, Zoned: CR, Status: PB Prelim Review - Poss. Determination SBL: 263.-1-39

To be reviewed by: MJ 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 single family residences. 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.

ECC Recommendations on 1/20/15:

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.

Recommendations:

1. **Per Section 208-16,F of the Town Code (Conservation Residential Zones), proof of preservation in perpetuity of permanent open space via deed for these privately owned sites shall be supplied to the Town of Clifton Park Planning Board and filed prior to the final plat approval of a site plan or subdivision plat.**
2. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.**
3. **The parcel (subdivision) is located in an area which may be impacted by aviation and railroad activity. Impacts may include noise or vibration. A study describing aviation impact in detail is available for inspection in the offices of Schenectady County Airport.**
4. **The limits of any wetlands present on the property *shall* be identified on the plot plan.**

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

Projects in front of Planning Board**Old Business****2013-011 Brooks-Grooms Road (aka Heritage Pointe)**

Proposed 103-lot subdivision subdivision, 504 Grooms Rd, Zoned: R-1, Status: PB Final Review
SBL: 277.-3-9 To be reviewed by: MJE Consultant: Applicant: Brooks Heritage

The site plan was presented as follows:

1. 104 single family homes proposed as a cluster subdivision with neighborhood connector streets to existing developments.
2. Grading and disturbance limits have been modified to provide for the preservation of mature trees bordering the parcel's boundaries.
3. The subdivision is in for preliminary review with a possible final determination.

ECC Recommendations on 5/20/14:

1. The ECC is concerned with cold climate conditions (frozen ground conditions) that may affect by water overflow of the basin to properties downstream. Specifically, the infiltration basin shown along Grooms Road. The applicant should revisit the SWPPP to address this concern.
2. The ECC is also concerned with the use of infiltration practices due to the presence of a seasonal high water table. The applicant should revisit the SWPPP to address this concern.
3. The ECC recommends the applicant supplement planting species to encourage tree diversity.

Recommendations:

The ECC has no comment at this time.

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

New Business

2015-012 Columbia Development Office Building

Proposed development of 60,000 SF medical office space, 1783 Rt 9, Zoned: B-3, Status: PB Concept Review SBL: 266.3-2-5

To be reviewed by: MJ Consultant: Rosen Applicant: Columbia Development

The plan was presented as follows:

1. Proposal to construct a 60,000 s.f. medical office building on 5.0 acres
2. The site will include 306 parking spaces, public sewer and water service and on-site stormwater management.
3. Project is within an Archeological Sensitive Area

Recommendations:

- 1. Applicant shall clarify if the 35% green space includes the area for the future commercial development area.**
- 2. Applicant shall designate the green space on the plans for clarification**
- 3. The ECC would like clarification from the applicant if the proposed lines bordering the north side of the private road on the plan are intended to subdivide the property.**
- 4. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.**

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

2015-013 Sunoco Clifton Park

Proposed demolition and reconstruction of existing service station, fuel tanks and convenience store. , 1545 Crescent Rd, Zoned: B-3, Status: PB Concept Review SBL: 284.-1-26

To be reviewed by: Consultant: Applicant:

The plan was presented as follows:

1. Demolition and construction of existing Sunoco Service Station. This includes the proposed construction of a new canopy, underground fuel storage tanks and convenience store.
2. Applicant will need to complete Short EAF Form

Recommendations:

- 1. The applicant shall verify if they will be storing more than 1,100 gallons of propane on the site.**
- 2. The ECC notes that the applicant currently does not meet the green space as required per the zone. The applicant shall provide justification on the reasons for requesting a variance to further reduce the available green space.**

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

Discussion Items

None

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The meeting was adjourned at 9:05 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)