



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, April 7, 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, Fred Pineau, Dan Mathias, Sandy Roth, Peter Lanahan, Karl Siverling

ABSENT: Lawrence Kelley, Howard Vipler, Chuck Bassett

GUESTS: Joel Peller, Steve Myers

ANNOUNCEMENTS:

- Next meeting: **Tuesday, April 21, 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 – 3 projects for review – 54 Crossing Blvd – 11 Meyer Road – 42 Clifton Country Road

Public Hearings

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 Prelim Review - Poss.

Determination, SBL: 288.-2-43.11 To be reviewed by: MJE

ECC Recommendations on 12/02/14:

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)

ECC Recommendations 2/17/15:

1. The ECC has concern with the lot configuration of lots 1 and 4 in regard to the possible impacts to the federal wetlands and buffer zones of the stream. In addition the proximity of the proposed home to the wetlands on lot one could result in seepage into the foundation.
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)
3. The applicant shall clarify the extent of property to be deeded to the Town of Clifton Park and the ownership of the stormwater management area.
4. The ECC requests clarification of a watercourse (intermittent?) on lots 4 and 5.

Recommendations:

1. **The ECC is concerned with the close proximity of the wetlands and LC zone to the proposed residences.**
2. **The ECC is concerned with the relative elevation between the wetland and finished floor for lot 1.**
3. **The ECC has concern with the lot configuration of lots 1 and 2 in regard to the possible impacts to the federal wetlands and buffer zones of the stream. In addition the proximity of the proposed home to the wetlands on lot one could result in seepage into the foundation.**
4. **Applicant shall show area topography to demonstrate source of on-site drainage flow that contribute to the on-site water features.**
5. **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 any disturbances. The permitting should consider the filling of the wetlands on lot 1 and the drainage corridor on lot 2. The Town of Clifton Park should be provided with copies of all related correspondence.**

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

Projects in front of Planning Board**Old Business****2015-006 Stewart's Shop**

Proposed demolition and redevelopment of existing convenience store location with new 3,975 sf store, filling station and canopy. , 1529 Crescent Rd, Zoned: B-3, Status: PB Prelim Review - Poss. Determination SBL: 284.-1-7, To be reviewed by: MJE

The plan was presented as follows:

1. Applicant will demolish existing building, gas canopy and remove all underground gas equipment.
2. Construct a 3,975 square foot convenience store with new gas equipment and canopy.

ECC Recommendations on 2/17/15:

1. The ECC would like to recommend that the applicant install an oil and water separator.

Recommendations:

1. The ECC has not comments at this time.

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

2014-038 Fairchild II - North (Lots 2-5)

Proposed construction of (5) new warehouses with 215,000SF and amendment to subdivision of Lot C. , 55 Van Patten Dr., Zoned: L 1, Status: PB - Revised Conceptual review

SBL: 259.-2-84.1 To be reviewed by: MJE

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.

ECC Recommendations on 3/17/15:

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.

Recommendations:

1. **The ECC notes that the emergency access off Van Patton Drive now includes parking and has no controlled access. This would invite the emergency access to be used as normal ingress and egress.**
2. **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.**
3. **The location and size of building C restricts traffic flow, potentially resulting increase idling and increased backup alarm noise. The project should consider redesign.**

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

New Business

2015-014 Courtyard by Marriott

Proposed construction of a 130+/- unit hotel. Demolition of existing retail/office space. , 627/629 Plank Rd, Zoned: TC1, Status: PB Concept Review

SBL: 272.-1-3.1 To be reviewed by: MJ Consultant: Rosen Applicant: Columbia Development

The plan was presented as follows:

1. The project is located on a 4.93± acre parcel zoned as TC-1 with Hotels being permitted principal use.
2. The proposed building area is 20,000 square feet with 130 parking spaces and public water and sewer hook-up.
3. The project is in an archeological sensitive area.
4. The project is proposing on-site infiltration areas.

Recommendations:

1. **The ECC recommends the applicant to maximize the potential green-space area for this project.**
2. **The ECC would like to see the SWPPP as soon as practicable to evaluate.**
3. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation and/or use landscaping and grading to provide visual and auditory buffering between the project and the Northway.**

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

2015-015 Massaroni, Lands of

(2) lot commercial subdivision to create separate parcels for proposed hotel [2015-014] Courtyard Inn by Marriott) and the existing retail space. , 627/629 Plank Rd, Zoned: TC1, Status: PB Concept Review

SBL: 272.-1-3.1 To be reviewed by: MJE

The plan was presented as follows:

1. Same project site as 2015-014

Recommendations:

- 1. The ECC recommends the applicant to maximize the potential greenspace area for this project.**
- 2. The ECC would like to see the SWPPP as soon as practicable to evaluate.**
- 3. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation and/or use landscaping and grading to provide visual and auditory buffering between the project and the Northway.**
- 4. The ECC suggests that the lot line be shifted to the north to incorporate a portion of the curb cut and the 1.5 parking spaces shown on the lot adjacent to the project site.**
- 5. The ECC does not have enough information to evaluate the impact of the subdivision of the remaining property to the north, especially the amount of green space. The ECC recommends further data acquisition prior to planning board prior to subdivision approval.**

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

2015-016 Hilton Garden Inn Patio Enclosure

Proposed expansion of bar and patio, amendment to existing site plan [2008-037] and [2010-038] , 30 Clifton Country Rd, Zoned: TC6, Status: PB Prelim Review - Poss. Determination

SBL: 272.-1-31.112 To be reviewed by: MJE

The plan was presented as follows:

1. Propose to construct a roof over the existing 1,120 sf outdoor patio and to enlarge the existing bar area by enclosing 700 sf of the patio.

Recommendations:

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

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

2015-017 Kids Fun Plaza

Proposed day care center to expand existing day care at 511 Moe Road to add a second building at 509 Moe Road (a former school) at [2005-020] Moe Road Office Complex, 509-519 Moe Rd, Zoned: B-1, Status: PB Prelim Review - Poss. Determination

SBL: 271.-3-35 To be reviewed by: MJE

The plan was presented as follows:

1. The applicant is looking to expand their day-care business to an existing building that was a school in the same complex. Building Department defines this as a change in use therefore the reason the Planning Board needs to make a motion on this proposal.

Recommendations:

ECC has no comment at this time.

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

2015-018 Fredrick, Lands of

Proposed (2) lot subdivision , 722 Clifton Park Center Rd, Zoned: R-1, Status: PB Concept Review

SBL: 270.-2-61 To be reviewed by: MJE

The plan was presented as follows:

1. The overall lot may have a site that contains a structure that is listed on either the State or National Register of Historic Places. The site is located in an archeological sensitive area.

Recommendations:

1. ECC notes that the project is in an archeological sensitive zone and shall provide the town with an amended SEQRA form.

2. Applicant shall verify if the parcel is located in an agricultural zone.

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

Discussion Items

The ECC present members discussed the ZBA review process with Joel Peller, ZBA Attorney and Steve Myers, Building and Development Liaison for the ZBA.

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The meeting was adjourned at 9:40 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)