



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 21, 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, Lawrence Kelley, Fred Pineau, Sandy Roth, Karl Siverling

ABSENT: Dan Mathias, Peter Lanahan, Chuck Bassett

GUESTS:

**ANNOUNCEMENTS:**

- Next meeting: **Tuesday, May 5, 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 – 821 Main Street – 1543 Crescent Road – 491 Grooms Road

**Public Hearings** - None

**Projects in front of Planning Board**

**Old Business** - None

**New Business**

**2015-021 Mazzarelli In-law Apartment**

*Proposed in-law apartment. \_\_\_\_\_SF. per Section 208-16(D)(3)(a)[8] , 1058 Rt 146A, Zoned: CR, Status: PB Concept Review, SBL: 264.-2-54*

To be reviewed by: N/A Consultant: Applicant: **Last Seen on:**

The plan was presented as follows:

1. Applicant requests SUP from Section 208-16 D.(3)(a)(8) to allow 2 family home is a CR Zone.
2. Addition of an attached 3 car garage with full walkout basement and in-law apartment above.
3. Does not appear to impact any wetlands on-site.

**Recommendations:**

1. **According to the NYSDEC web site EAF Mapper, a remediation site for hazardous waste is in the proximity of the project site. Question 20 in the Environmental Assessment Form should be marked yes.**

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

**2015-019 Clifton Park Plaza Redevelopment**

*Proposed demolition and redevelopment of existing shopping plaza and adjacent restaurant parcel. Plaza to include 54,286 sf grocery, 11,115 sf retail/pharmacy, and 10,000 sf retail and bank with drive-thru , 1018/1028 Rt 146, Zoned: 5, Status: PB Concept Review, SBL: 271.-1-7.1*

To be reviewed by: MJE Consultant: Applicant: **Last Seen on:**

The plan was presented as follows:

1. Project will discharge directly to the Dwaas Kill. Project shall follow all pollution prevention measures for a 303(d) protected stream as per the NYSDEC General Permit GP-0-15-002.
2. Project is over a Primary and Principal Aquifer.
3. Wetlands border the Dwaas Kill

**Recommendations:**

1. **The ECC notes the applicant proposes reduction of green space where the current green space is already below the requirements. The Applicant should maintain a minimum 35% greenspace in accordance with B-3 Space and bulk standards (208-38, G) calculated for the entire project.**
2. **The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of the Dwaas Kill. The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these**

sensitive environments.

- 3. **The ECC notes that sensitive environments exist on properties adjacent to the project site, thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.**
- 4. **The stormwater system should be sufficient to handle the combined stormwater runoff projected for the final development configuration.**

Lawrence Kelley recuses himself from voting on the recommendations.

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

**2015-020 The Great Discovery Childcare**

*Proposed (1) story 4800 SF childcare center with playground. , Arnold Dr, Zoned: B-1, Status: PB Concept Review, SBL: 271.-1-2.111*

To be reviewed by: MJE Consultant: Applicant: **Last Seen on:**

The plan was presented as follows:

- 1. The project is in an archaeological sensitive area.

**Recommendations:**

- 1. **The ECC recommends that the applicant incorporate lighting that is directional and limited.**
- 2. **The Applicant should maintain a minimum 50% green space in accordance with B-1 Space and bulk standards (208-35 D.3) calculated for the entire project.**
- 3. **The Applicant must indicate the proposed amount of green space for this project.**
- 4. **The Applicant *should reconfigure the placement* of parking lots, service areas and waste receptacles out of view from high use thoroughfares.**
- 5. **According to the NYSDEC web site EAF Mapper the project is in an archeological sensitive area. Item 12b in the Environmental Assessment Form should indicate that the project is in an archeological sensitive area.**

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

**Discussion Items**

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The meeting was adjourned at 8:15 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)