



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, May 5, 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, Sandy Roth, Karl Siverling, Dan Mathias

ABSENT: Peter Lanahan, Lawrence Kelly, Chuck Bassett, Fred Pineau

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, May 19, 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 – 2 projects for review – 648 Plank Road & Courtyard by Marriott

Public Hearings - None

Projects in front of Planning Board

Old Business

2015-012 Columbia Development Office Building

Proposed development of 60,000 SF medical office space , 1783 Rt 9, Zoned: B-3,

Status: Preliminary site plan review with possible determination, SBL: 266.3-2-5

To be reviewed by: MJE Consultant: EDP Applicant: Columbia Dev.

Last Seen on: 3/24/2015

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

ECC Recommendations on March 17, 2015:

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.

Recommendations:

- 1. The applicant has a gerrymandered approach to meet the green-space requirement of 35%. While this may meet the letter of the law it does not provide for an aesthetically pleasing site plan where green-space is integrated in the design. The lot lines as drawn parallel the eastern border of the parcel and incorporates an isolated triangle in the northeast corner of the whole parcel.**
- 2. The ECC is concerned that with in the event of a further subdivision that the green space allotted will be altered because a large proportion of the Columbia project green space is adjusted to the northern lot and is segregated by the roadway.**
- 3. The ECC is concerned with the abandonment of the asphalt driveway. It would be prudent to remove the asphalt of the abandoned driveway.**
- 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 Karl Siverling seconded by Howard Vipler; all in favor, none opposed.

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 Consultant: Andrews, Fowler Applicant: Stewart's

Last Seen on: 4/14/2015

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.

ECC Recommendations on 4/7/15:

1. The ECC has no comments at this time.

Recommendations:

1. **The ECC has no comments at this time.**

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

2015-014 Courtyard by Marriott

Proposed construction of a 130+/- unit hotel. Demolition of existing retail/office space. , 627/629 Plank Road, Zoned: TC1, Status: Revised conceptual site plan review, SBL: 272.-1-3.1

To be reviewed by: MJE Consultant: Dannible Applicant: Massaroni

Last Seen on: 4/14/2015

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.

ECC Recommendations on 4/07/15:

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.

Recommendations:

1. **Based upon the Applicant asking for a variance for an additional floor above the maximum 3 stories, this project has the potential to change the skyline of the project**

area. As such the ECC recommends that the Applicant be required to conduct and submit a visual impact assessment for Planning Board and ECC review.

2. The proposed plan for visual appearance is more conducive to an urban setting than as a suburban setting that the TC1 Highway Zone requires. Reference visual on page 31 of the Town Center Plan.
3. In keeping with the recommendations and goals of the Town Center 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. As sited on the lot it does not present the most aesthetically attractive view from the Northway
5. The applicant is proposing the dumpster location that appears to be visible from the northway.
6. The applicant shall indicate the impact to the green space of the existing plaza lot resulting from the subdivision.

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

New Business - None

Discussion Items

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The meeting was adjourned at 8:45 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)