



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, June 2, 2015**

CALL TO ORDER: Brian Glick, Chairman, called the meeting to order at 7:00 PM in Town Hall

PRESENT: Brian Glick, Scott Reese, Howard Vipler, Lawrence Kelley, Fred Pineau, Sandy Roth, Karl Siverling, Dan Mathias, Peter Lanahan, Chuck Bassett

ABSENT: Raoul Desy

GUESTS:

**ANNOUNCEMENTS:**

- Next meeting: **Tuesday, June 2, 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 – 4 projects for review – 805 Rt. 146, 1001 Rt. 146, Glenridge Road 269.10-1-12, 1545 Crescent Road.
- Discuss projects on Mac Elroy 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: Preliminary public hearing and possible subdivision determination.*

SBL: 288.-2-43.11

To be reviewed by: MJE Consultant: Applicant: **Last Seen on: 4/14/2015**

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.

ECC Recommendations 4/7/15:

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.

**Recommendations:**

1. **The ECC is concerned with the adverse interaction of the existing water table and proposed residential basements.**
2. **Applicant shall show area topography to demonstrate source of on-site drainage flow that contribute to the on-site water features.**
3. **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 the drainage corridor on lot 2. The Town of Clifton Park**

- should be provided with copies of all related correspondence.
4. Prior to approvals the applicant shall provide proof that the open space has been deeded as private or public open space in accordance to CR zoning code.
  5. Split rail fences should be relocated along the LC zone border and add additional split rail fence to lots 4-7.

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

### **Projects in front of Planning Board**

#### **Old Business**

##### **2011-026 Parkwood Village Addition**

*Amendment to storage containers and landscaping plan, 1819 US Rt 9, Zoned: B-3, Status: Preliminary site plan review and possible determination*

SBL: 265.-1-66

To be reviewed by: N/A                      Consultant: Albany Mgt.    Applicant: Albany Mgt.    **Last Seen on: 9/27/2011**

ECC recommendations on 9/20/2011 - ECC has no comments on this application

#### **Recommendations:**

1. The current site plan showing temporary structures, which the applicant has maintained for a period of time, appears to be a violation of environmental conditions, and represents an ongoing safety hazard.
2. The Applicant *shall* comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Stormwater Management Technician.
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. The ECC recommends the applicant provide plans for a permanent facility that address the type of materials stored and the visual impact the structure will have in the area.

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

##### **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:                      Applicant:                      **Last Seen on: 5/12/2015**

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.

ECC Recommendations May 5, 2015:

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.

**Recommendations:**

- 1. To avoid the potential for a future segmentation of the project the ECC recommends the applicant show a proposed plan for the north side of the proposed site.**
- 2. 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.**

- 3. 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.**
- 4. The ECC is concerned with the abandonment of the asphalt driveway. It would be prudent to remove the asphalt of the abandoned driveway.**
- 5. 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 Chuck Basset, seconded 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:      Applicant: Stewarts      **Last Seen on: 5/12/2015**

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.

ECC Recommendations on 5/5/15:

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 Peter Lanahan, seconded Brian Glick: all in favor, none opposed.

**New Business** - None



**Discussion Items** - None

\* \* \* \* \*

The meeting was adjourned at 9:10 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)