



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 16, 2015**

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

PRESENT: Brian Glick, John Scavo, Raoul Desy, Howard Vipler, Sandy Roth, Karl Siverling, Dan Mathias, Peter Lanahan, Lawrence Kelley, Chuck Bassett, Fred Pineau

ABSENT:

GUESTS:

**ANNOUNCEMENTS:**

- Next meeting: **Tuesday, July 7, 2015** at 7 PM in Town Hall, Conference Room C
- John Scavo, Planning Director was present to explain the project applications
  - o John Scavo reviewed the previous Planning Board meeting.
- ZBA – 0 projects for review

**Public Hearings -**

**2015-024 Fairchild II - North Lot Subdivision**

*Proposed (5) lot subdivision for site plan 2014-038 Fairchild II. Variances granted by ZBA 5/5/2015. , 55 Van Patten Dr, Zoned: L 1, Status: Preliminary public hearing and possible subdivision determination.*

SBL: 259.-2-84.11

To be reviewed by: MJE

Consultant: Andress Applicant: Massaroni

**No separate items were submitted for review of the subdivision**

**See ECC Comments on 2014-038 Fairchild II North (Lot 2-5) below.**

**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: Preliminary public hearing and possible subdivision determination.*

SBL: 272.-1-3.1

To be reviewed by: MJE

Consultant: EDP

Applicant: Massaroni

**Last Seen on: 4/14/2015 - No separate items were submitted for review of the subdivision.**

**See ECC Comments on 2015-014 Courtyard by Marriott below.**

**Projects in front of Planning Board**

**Old Business**

**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: Preliminary site plan review and possible determination. SBL: 259.-2-84.1*

To be reviewed by: MJE

Consultant: Address

Applicant: Rekucki

**Last Seen on: 9/10/2014**

The plan was presented as follows:

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.

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.

**Recommendations:**

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

- 1. No Comments.**

**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: Preliminary site plan review and possible determination.*

SBL: 272.-1-3.1

To be reviewed by: MJE

Consultant: EDP

Applicant: Massaroni

Last Seen on: 5/12/2015

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.

ECC Recommendations on 5/5/15:

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.

**Recommendations:**

- 1. The applicant is proposing the dumpster location to a position, which is less visible from the Northway**

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

**2015-027 Verizon, Co-location of B.P.O.E.**

*Proposed co-location of antennae on existing communications tower, 695 Macelroy Road, Zoned: PUD Status: Preliminary site plan review and possible special use permit determination. SBL: 258.-2-84.1*

To be reviewed by: Wm. Johnson    Consultant: D. Brennan    Applicant: Verizon

**Last Seen on: 5/27/2015 - No record of going in front of ECC.**

The plan was presented as follows:

1. Dan Mathias noted for the record that since his is a member of the B.P.O.E. he recused himself from discussion and recommendations on this project.
2. Construction of 12 panel antenna on existing 170 foot monopole at the 160 foot antenna centerline level, one GPS unit, an unmanned equipment shelter measuring 12’ x 30’ in size,

**Recommendations:**

- 1. No additional comments at this time.**

A **motion** to adopt this recommendation was made Howard Vipler seconded by Peter Lanahan; all in favor, none opposed, Dan Mathias recused himself from the vote.

**New Business -**

**2015-028 Little Falls Lumber Renovation**

*Proposed demolition of existing building and construction of 12,000 +/- SF retail/warehouse building , 824 Main St, Zoned: B-3, Status: Conceptual site plan review*

SBL: 264.-3-24.1

To be reviewed by: MJE    Consultant: Dannible    Applicant: GBunce – Little Falls Lumber

The plan was presented as follows:

1. To construct a 12,000 S.F. retail / warehouse building with associated parking. The project will remove the existing 4,415 S.F. building.

2. Project has the Cooley Kill (class C stream) flow through a 48” pipe

**Recommendations:**

1. **Request a landscaping plan which displays conifer and deciduous plantings. Special attention to the rural nature of the immediate area along with visual buffering along the adjacent street and golf course should be taken into consideration.**
2. **In accordance with the Town Code the applicant shall comply with Section 208-40, Landscaping, of the Town Code.**
3. **The ECC requests the applicant provide building elevations that utilize the historic nature of the area into their design.**
4. **The existing chain link fence should have vinyl slats installed to minimize visual impacts of the outdoor storage area from Main Street.**
5. **The applicant should be aware of the proximity of the Cooley Kill to the proposed project site. Erosion and Sediment Control Measures should be incorporated into the plans to minimize the potential for negative impacts to the existing stream.**

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

**2015-030 Hilderley - (2) Family Residence**

*Proposed demolition of existing residence and construction of a (2) family residence with septic systems and public water. , 283 Sugar Hill Rd, Zoned: R-1, Status: Conceptual site plan and special use permit review.*

SBL: 276.19-1-17

To be reviewed by: N/A      Consultant: GVG      Applicant: Hilderley

The plan was presented as follows:

1. Demolition of existing structure, abandonment of existing dug well and connect to public water supply. Abandonment of existing septic field and install individual septic systems.
2. New “twin” 2 story house to be built in place.
3. Applicant has chosen that the project action only involves the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation.
4. Historic Preservation Commission recommends to renovate the existing structure.

**Recommendations:**

1. **The ECC recommends that the Planning Board require the Applicant to conduct soil testing for contaminants because the property has been abandoned for an extended period of**

**time, and the intended use may result in exposure of occupants or visitors to chemicals associated with potential health risks.**

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

**2015-031 Verizon, Co-location @ Halfmoon Crossing**

*Proposed co-location of antennae on existing communications tower, 14 Crossing Blvd, Zoned: B-4 Status: Conceptual site plan review.*

SBL: 258.-2-84.1

To be reviewed by: Wm. Johnson    Consultant: D. Brennan    Applicant: Verizon

The plan was presented as follows:

- 2. Construction of 12 panel antenna on existing 145 foot monopole at the 125 foot antenna centerline level, one GPS unit, reuse of an existing unmanned equipment shelter and a 7' x 15 foot expansion of the fenced compound.

**Recommendations:**

- 1. No Comment.**

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

**Discussion Items**

**2015-029 Tabone Subdivision**

*Discussion of possible (2) lot subdivision prior to application for ZBA review, 1 Clute Cir, Zoned: CR, SBL: 288.-1-59.11*

- 1. The ECC recommends the CR Zoning requirements be upheld and other viable options be pursued.**
- 2. The proposed subdivision would create a substandard lot.**

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

\*    \*    \*    \*    \*    \*    \*    \*    \*    \*    \*    \*    \*

The meeting was adjourned at 8:50 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)