



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

Peter Lanahan

Lawrence Kelley

MINUTES: **Tuesday, August 4, 2015**

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

PRESENT: Brian Glick, John Scavo, Sandy Roth, Lawrence Kelley, Chuck Bassett, Fred Barthmeier

ABSENT: Raoul Desy, Howard Vipler, Dan Mathias, Peter Lanahan,

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, September 1, 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 -

2012-030 – Crescent Woods

Proposed 61 lot cluster subdivision, 1567 Crescent Road, Zoned: R-1, Status: Preliminary public hearing and possible determination.

SBL: 283.-2-8

To be reviewed by: MJE

Consultant: Infinigy

ECC Recommendations on 5/06/14

1. The ECC is concerned about drainage to the rear of Lots 51-61. The applicant should consider installation of a perforated pipe (e.g. French Drain) to ensure that water is not prohibited from draining to the wetland area.
2. The ECC is concerned that on several lots (e.g., Lot 44, Lot 61 and others) the building envelope encroaches into the wetland buffer area. This will be problematic during

construction and future occupation of the homes.

3. Due to the numerous technical comments by the Town's Engineering Consultant, the ECC recommends no action be taken until these comments are resolved.

ECC Recommendations on December 2, 2014:

1. The ECC is concerned about drainage to the rear of previously listed Lots 51-61. The applicant should consider installation of a perforated pipe (e.g. French Drain) to ensure that water is not prohibited from draining to the wetland area.
2. The ECC would like to review the technical comments by the Town's Engineering Consultant, prior to making any further environmental comments.
3. The stormwater system should be sufficient to handle the combined stormwater runoff projected for the final development configuration.
4. The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan, to the greatest extent practicable.
5. The ECC is concerned with the general statement that the design intent is to keep the 100 year storm event on each lot, when the plans show the grading from the rear portions of the lots drain off the site or into the wetlands.
6. The ECC is concerned with the practice of permeable driveways and the required maintenance in order for them to function as designed for the life of the project.
7. The ECC is concerned of the traffic that will be generated from this project and its impact on Crescent Road and surrounding areas.
8. The ECC requests that the Applicant verify that this project is not over an aquifer recharge area.

Recommendations:

1. **The ECC would like to request that the Town Engineer review the comments offered on December 2, 2014 to determine if the applicant has adequately satisfied the comments previously expressed.**
2. **The ECC requests the permeable driveways be eliminated from the subdivision design and stormwater calculations be adjusted accordingly.**

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

2010-038 Windhover Farms

Proposed (25) lot subdivision with emergency access. , Grooms Road, Zoned: CR, Status: Preliminary public hearing and subdivision review with possible determination. SBL: 276.-1-9
To be reviewed by: MJE Consultant: Infinigy Applicant: Dailey

The plan was presented as follows:

When previously reviewed on 4/01/2014, the ECC stated the following:

1. The ECC requests that the applicant clarify the designation of ACOE and DEC wetlands. The DEC Wetland is also labelled ACOE.

2. ECC notes, per Town Code, the Applicant must provide proof of preservation in perpetuity of permanent open space.
3. In order to establish the permanent open space the Applicant must develop an existing resources and site analysis plan of the natural, cultural, and scenic feature of the proposed project

When previously reviewed on 6/17/2014, the ECC stated the following:

1. The ECC recommends if the County requires an access road for the sewer line maintenance that it would be minimally invasive to the wetlands.
2. ECC notes, per Town Code, the Applicant must provide proof of preservation in perpetuity of permanent open space.

ECC Recommendations on July 7, 2015:

1. The ECC recommends if the County requires an access road for the sewer line maintenance that it would be minimally invasive to the wetlands.
2. ECC notes, per Town Code, the Applicant must provide proof of preservation in perpetuity of permanent open space prior to approval.

Recommendations:

1. **The ECC recommends appropriate easement or transfer designation for the access road now provided to the micro detention pool.**
2. **The applicant should satisfy the request from the Army Corp of Engineers for additional information per their request in a letter dated July 22, 2015 sent to the applicant and copied to the Town of Clifton Park.**

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

Planning Board

Old Business

2015-013 Sunoco Clifton Park

Proposed demolition and reconstruction of existing service station, fuel tanks and convenience store. , 1545 Crescent Rd, Zoned: B-3, Status: PB Concept Review SBL: 284.-1-26

To be reviewed by: Consultant: Applicant:

The plan was presented as follows:

1. Demolition and construction of existing Sunoco Service Station. This includes the proposed construction of a new canopy, underground fuel storage tanks and convenience store.
2. Applicant will need to complete Short EAF Form

ECC Recommendations on March 17, 2015:

1. The applicant shall verify if they will be storing more than 1,100 gallons of propane on the site.
2. The ECC notes that the applicant currently does not meet the green space as required per the zone. The applicant shall provide justification on the reasons for requesting a variance to further reduce the available green space.

Recommendations:

1. **The ECC recommends the applicant enhance and augment the current landscaping plan to include additional plantings in the vicinity of the southwest corner of the property.**
2. **The applicant should consider supplementing the proposed white pines with a hardier species.**

A **motion** to adopt this recommendation was made Chuck Bassett seconded by Lawrence Kelley; 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.

ECC Recommendations on April 7, 2015:

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.

Recommendations:

1. **The parcel (subdivision) is located in an area which may be impacted by aviation activity. Impacts may include noise or vibration. A study describing this impact in detail is available for inspection in the offices of Albany International Airport.**

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

2015-020 The Great Discovery Childcare

Proposed (1) story 4800 SF childcare center with playground. Variances were granted 6/16/2015, Arnold Dr, Zoned: B-1, Status: Preliminary site plan review with possible determination. SBL: 271.-1-2.111

To be reviewed by: MJE Consultant: ABD Applicant: Zaccariah

The plan was presented as follows:

1. The project is in an archaeological sensitive area.

ECC Recommendations on April 21, 2015:

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.

ECC Recommendations on July 7, 2015:

1. ECC has no comments at this time.

Recommendations:

- 1. No Comments.**

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

New Business -

2015-041 Rexford Landing Mixed use Building

Proposing the construction of a two-story building with a footprint of 10,000 SF on each floor for a total building area of 20,000 SF. 85 parking spaces will be proposed. 675 Grooms Road & 300 Vischer Ferry Road, Zoned: B-3, Status: xxx. SBL: 276.00-2-10

To be reviewed by: MJE Consultant: Advance Engineering Applicant: Riverview Construction Assoc, Inc.

Recommendations:

1. **The ECC recommends that the applicant) incorporate lighting that is directional and limited.**
2. **Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**
3. **The Land Conservation (LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.**

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

2015-040 Subdivision of Lands of Murdza

Proposing to subdivide the existing 2.00± acre parcel into 3 single family building lots. Lot A will be the existing house and Lots B and C will be new single family homes that will be serviced by public water and public sewer. All area requirements will be met and smallest lot size will be 20,000± square feet. A front yard area variance was granted from 50' to a 30' building line. 269 Lapp Road, Zoned: R-1, Status: xxx. SBL: 278.-1-18

To be reviewed by: MJE Consultant: VanGuilder Land Surveyor, PLLC Applicant: Steve Murdza

Recommendations:

1. **The ECC recommends that the applicant explore the possibility to eliminate the existing driveway curb-cut onto Lapp Road for the existing dwelling to remain and only utilize driveway ingress/egress onto Frankie Lane.**
2. **The ECC recommends the utilization of split rail fence sections to visual delineate the wetland boundaries within each parcel.**

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

2015-039 Levy Subdivision

Proposing to construct a 12 great lot (24 single family units) subdivision. Proposing a cul-de-sac extending from Vista Court as well as three lots (6 units) along Tanner Road. Route 146 7 Vista Court, Zoned: CR, Status: xxx. SBL: 270-2-3.2

To be reviewed by: MJE Consultant: EDP Applicant: Jack Levy

Recommendations:

- 1. The ECC has concerns of the applicant's use of density relative to the permitted Conservation Residential Zoning Regulations. The applicant should clarify if the additional density will be sought through the density incentive request per §208-43 of the Town Code.**
- 2. The project as shown appears to not meet the Town Code requirement of no more than 18 dwelling units with a single means of public egress/ingress.**
- 3. The applicant should provide a resource analysis for the CR Zone.**

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

Discussion Items

None

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The meeting was adjourned at 9:20 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)