



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

Fred Barthmaier

MINUTES:

Tuesday, September 15, 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, Sandy Roth, Karl Siverling, Dan Mathias, Peter Lanahan, Lawrence Kelley, Chuck Bassett, Fred Barthmaier

ABSENT:

Howard Vipler

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, October 6, 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 received – None to review

ECC members attended the Household Hazardous Waste Day at 22 Ray Road. Members observed stock piles of loose granular soil that had an overhang of material that was observed to be potentially unsafe. The ECC would like to bring this to the appropriate staff to see if this can be address as soon as possible.

Public Hearings - None

Planning Board

Old Business

2015-019 Clifton Park Plaza Redevelopment

Stormwater review for 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: B-3, Status: Preliminary site plan review SBL: 271.-1-7.1

To be reviewed by: MJE Consultant: Applicant: **Last Seen on: 9/9/2015**

ECC Recommendations on 9/1/2015:

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.
5. ECC recommends that traffic flow on and off site be evaluated for potential traffic conflicts and safety for future development.
6. Applicant shall refer to Article X Land Conservation Districts L-C 208-69 B.

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.**
- 5. ECC recommends that traffic flow on and off site be evaluated for potential traffic conflicts and safety for future development.**
- 6. Applicant shall refer to Article X Land Conservation Districts L-C 208-69 B.**

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

New Business

2015-045 Ushers Road (#380)

Proposed (5) lot subdivision, demolition of existing home and construction of 5 new single family residences with public water and sewer, 380 Ushers Rd, Zoned: R-1, Status:

Conceptual subdivision review, SBL: 259.-3-11

To be reviewed by: MJE

Recommendations:

- 1. The ECC would like to see the proposed grading to verify that onsite drainage will not impact adjacent properties or the county road.**

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

2015-046 Emma Lane

Proposed (6) lot commercial subdivision within the Verbeck Frank PUD, 2-9 Emma Ln (Pvt), Zoned: PUD (commercial), Status: Conceptual subdivision review, SBL: 271.-2-22.111

To be reviewed by: MJE

Recommendations:

- 1. The Applicant should maintain a minimum 35% greenspace in accordance with the PUD, calculated for each new subdivided parcel. Lots 2 and 3 appear to be minimal amount of greenspace.**
- 2. The Applicant must indicate the proposed amount of greenspace for this project.**
- 3. If there are any stormwater management areas who will be responsible for the maintenance.**

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

2015-047 Connie Lake Properties

Proposed (3) lot subdivision in Clifton Park. 4th lot entirely in Village of Round Lake with pre-existing business (The Mill). Private wells and public sewer, 97 English Rd, Zoned: R-1, Status: Conceptual subdivision review, SBL: 250.-2-27

To be reviewed by: MJE

Recommendations:

- 1. No Comment at this time**

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 8:25 PM.



Respectfully submitted,
Brian Glick, Chairman

- cc: Clifton Park Town Clerk
- Planning Director (E-mail copy)
- Sanford Roth, Town Liaison (E-mail copy)
- Dahn Bull, Director of Communications and Technology (E-mail copy)