



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, October 6, 2015**

CALL TO ORDER: Dan Mathias (Acting Chairman), called the meeting to order at 7:00 PM in Town Hall

PRESENT: Scott Reese, Howard Vipler, Sandy Roth, Dan Mathias, Peter Lanahan, Lawrence Kelley, Fred Barthmaier

ABSENT: Brian Glick, Karl Siverling, Chuck Bassett, Raoul Desy

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, October 20, 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 – Two to review, but already on tonight's agenda, so ECC decided not to review them.

Public Hearings -

2013-024 Lapp Road (Lands of Zheng)

*Proposed (4) lot subdivision with public water and sewer. , 246 Lapp Rd, Zoned: R-1, Status: PB
- Revised conceptual subdivision review, SBL: 278.-1-31*

To be reviewed by: MJE Consultant: GVG Applicant: Zheng

Last Seen on: 3/10/2015

The plan was presented as follows:

1. The following information pertains to this project:
 - a. This is a seven lot subdivision. The plans are in concept phase now.

- b. The project will be served with public water and sewer; An on-site septic will need to be closed.
 - c. The existing house will be demolished.
 2. When reviewed on August 6, 2013, the ECC stated the following:
 - a. “The ECC expresses concern regarding the on-site disposal of sanitary wastes and should hook-up to the public sewer system.
 - b. 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.
 - c. The limits of Federal Jurisdictional Wetlands *shall* be identified on the plot plan.”
 3. When reviewed on March 18, 2014, the ECC stated the following:
 - a. “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.
 - b. The applicant should clarify with the Planning Department where the park land and public space is located.”
 4. When reviewed on April 8, 2014, the ECC stated the following:
 - a. 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. When reviewed on March 10, 2015
 - a. Pursuant to Section 86-7 of the Town Code, natural drainage channels should be preserved to the greatest extent practicable. Proposed culverts shall be placed and sized to allow natural pre-existing drainage flows to the existing federal wetland bodies. When plans are prepared for preliminary review they shall show the existing and proposed topographical elevations.
 - b. 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 disturbances of more than 1/10 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.
 - c. Federal jurisdictional wetlands have been identified on this site. *Uses in this area are restricted.* The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in Federal wetlands.

Recommendations:

- 1. The ECC notes that both proposed homes (Lots 248 & 250) are within 40’ of the existing wetlands. It appears that there is room to relocate the foundation further away from the existing wetlands.**
- 2. The ECC requests the applicant provide more detailed contour maps to complete the**

grading plan provided. It appears that the grading of the driveway for lot 248 is incomplete and if completed would intrude into the federal wetlands. The building foundation needs to be above the water table. If the water table is higher than anticipated the grading footprint will be larger and may impact the adjacent wetlands.

3. The applicant will need to apply for a Federal Wetlands Permit for disturbances of more than 1/10 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.

A **motion** to adopt this recommendation was made by Howard Vipler, seconded Fred Barthmaier: 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.

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.

ECC Recommendations on August 4, 2015:

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.

Recommendations:

1. **The applicant has expanded the green space on the southwest corner of the parcel. The ECC recommends that the applicant include additional plantings in this area.**
2. **The applicant should consider supplementing the proposed white pines with a hardier species.**

3. **The ECC is concerned with the overall size and the illumination impact of the proposed signage for this project site and the potential impact on the surrounding area.**

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

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 9/15/2015:

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. **ECC recommends that traffic flow on and off site be continued to be evaluated for potential traffic conflicts and safety for future development.**
2. **The ECC suggests that the traffic safety committee be consulted.**
3. **The ECC requests additional rip-rap to be shown on the plan of the existing storm outlets to the Dwaas Kill.**
4. **The ECC recommends that the applicant (modify the lighting plan to) incorporate lighting that is directional and limited such that it maintains two horizontal foot-**

candle of illumination within the plaza parcel only and minimize the amount of offsite illumination due to the adjacent residential areas.

Lawrence Kelley recused himself from the discussion

A **motion** to adopt this recommendation was made Pete Lanahan seconded by Fred Barthmaier; 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

ECC Recommendations on August 4, 2015:

1. ECC has no comments at this time.

Recommendations:

- 1. The ECC recommends a vegetation buffer on the north and east side of the parcel.**

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

2015-034 LaQuinta Inn & Suites

Proposed 4-story (104) room hotel on one lot to be subdivided as project [2015-033]., 1747 Rt 9, Zoned: B-4A, Status: Conceptual site plan review. SBL: 272.1-2-8.1

To be reviewed by: MJE Consultant: Lansing Applicant: Casco

The plan was presented as follows:

1. The project was previously Casale, Tony – 1751-1747 US Route 9. There were no outstanding issues with the ECC when the project had its public hearing on September 14, 2011.
2. The project is located within the NYS Heritage Areas: Mohawk Valley Heritage Corridor. The project is located above a Primary Aquifer / Principal Aquifer.

ECC Recommendations on 9/01/15:

1. The ECC notes that the retaining wall is 20 feet in height in some places. The applicant should show an engineering evaluation of the proposed retaining walls and slopes to assure the stability.

Recommendations:

- 1. The ECC notes that the retaining wall is 20 feet in height in some places. The applicant should show an engineering evaluation of the proposed retaining walls and slopes to assure the stability.**

2. **The applicant shall indicate the impact of lighting in lumens. (photometric plan) So that the impact of the lighting can be analyzed for adjacent properties.**
3. **The landscape plantings shall extend above the retaining wall to provide stabilization and a visual buffer.**
4. **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**

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

2015-001 Plaza West Commercial Development

Proposed construction of commercial development with 93,800 SF of retail, bank and restaurant space, Rt 146 & 146A, Zoned: B-3, Status: PB Concept Review

SBL: 271.-1-13

To be reviewed by: MJE
Properties

Consultant: Lansing

Applicant: Rt. 146 & 146A

The plan was presented as follows:

1. The overall parcel is 20.26± acres and is predominately wooded, 14± acres in planned to be physically disturbed. There is a 7± acre site contiguous to the north that the applicant owns. Stormwater will be managed on-site through the use of multiple green infrastructure practices. Sanitary sewer is located along the Route 146 entrance and water is located along the Route 146A entrance.
2. The Dwaas Kill borders the east side of the project site.
3. Project is located in NYS Heritage Areas: Mohawk Valley Heritage Corridor. There are no endangered or threatened species or habitats on the project site. The project is within an archeological sensitive area.
4. There are 1.84± acres of field delineated wetlands on the project site. The applicant does plan on disturbing 6,000± SF of the wetlands and proposing mitigation.
5. They are planning hours of construction M-F 7 am to 6 pm and Saturday 6 am to 12 am.

ECC Recommendations on 1/06/15:

1. In view of the size and scope of the proposed project, the ECC recommends that the Planning Board consider issuing a positive declaration under SEQRA and that the Applicant be required to prepare a Draft Environmental Impact Statement
2. 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 disturbances of more than 1/10 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.

3. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) *shall* be identified on the plot plan.
4. This project has the potential to change the (skyline, visual character) 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.

Recommendations:

1. **In view of the size and scope of the proposed project, the ECC recommends that the Planning Board consider issuing a positive declaration under SEQRA and that the Applicant be required to prepare a Draft Environmental Impact Statement.**
2. **The ECC would like to see additional details on the crossing of the Dwaas Kill including in more detail a grading plan. There are significant slopes adjacent to this crossing.**
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 ECC notes that the project may result in intrusion into the LC Zone. The applicant must file for an Application for Approval of Work To Be Done in the LC Zone with the Town of Clifton Park.**
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 disturbances of more than 1/3 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.**
6. **The Applicant must indicate the proposed amount of greenspace for this project.**

A **motion** to adopt this recommendation was made Howard Vipler seconded by Lawrence Kelley; 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 on 9/01/15:

1. Since the place was historically used as a blacksmith shop, 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 chemical associated with potential health risks.

Recommendations:

1. **Since the place was historically used as a blacksmith shop, 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 chemical associated with potential health risks.**

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

New Business

2015-050 Car Wash

Proposed exterior renovation of existing carwash and expansion of accessory use areas and stormwater management system, 1014 Rt 146, Zoned: B-3, Status: Conceptual site plan review. SBL: 271.-1-7.3

To be reviewed by: MJE

Consultant: GVG

Applicant: Weekes

Recommendations:

1. **The ECC requests that the location of the Dwaas Kill to be shown on the plans along with the high water mark.**
2. **The applicant shall indicate the impact of lighting in lumens. (photometric plan) So that the impact of the lighting can be analyzed for adjacent properties.**
3. **The lighting plan should show the size of the light poles and the type and make of the light fixtures.**
4. **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.**
5. **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.

- 6. The stormwater system should be sufficient to handle the combined stormwater runoff projected for the final development configuration.
- 7. 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

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

Discussion Items

None

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The meeting was adjourned at 9:45 PM.



Respectfully submitted,
Dan Mathias

- 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)