



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 20, 2015**

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

PRESENT: Scott Reese, Howard Vipler, Dan Mathias, Peter Lanahan, Lawrence Kelley, Fred Barthmaier, Brian Glick, Karl Siverling, Raoul Desy, Sandy Roth

ABSENT: Chuck Bassett

GUESTS: Joel Peller, ECC Attorney

ANNOUNCEMENTS:

- Next meeting: **Wednesday, November 4, 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 – 0 projects received – 0 to review
- Joel Peller discussed posting ECC meeting minutes on the Town's web site. The consensus is to create a document retention policy on the timing of the release of the meeting minutes. Discussion also included the action and definition of an ECC member to recuse them from a project being reviewed by the ECC.

Zoning Projects for Environmental Review - None

Public Hearings - None

Planning Board

Old Business

2004-047 Kain Preserve

AMENDMENT for 5 DHARA CT, proposed fence in the Land Preservation Area, Longkill Rd,

Zoned: R-1, Status: Final & Stamped, Certificate of Occupancy issued

SBL: 250.-1-10.11

To be reviewed by: No engineering review

Applicant: Thahlheimer

Project Information:

1. A copy of the proposed fence was distributed to the ECC members by e-mail-.

Recommendations:

- 1. The ECC recommends rejection of this application, because the installation of the fence would not conform to the intent of the deed restricted Land Preservation Area.**

A **motion** to adopt this recommendation was made Dan Mathias 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

ECC Recommendations on 9/15/15:

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.

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.**

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

New Business

2015-051 Riverview Subdivision

Proposed 10-lot single family residences on a cul-de-sac off of Riverview Road, Riverview Rd,

Zoned: CR, Status: PB Concept Review

SBL: 288.-1-35

To be reviewed by: MJE Consultant: EDP Applicant: Kieper

Project Information:

1. The project will require private wells and onsite septic systems.
2. Project is located in a CR zone on 48.42 acres.
3. The applicant has prepared an Environmental Resource Map
4. The project will require permits for stream crossings and wetland disturbance.
5. There is a 100-year flood plain on the parcel.

Recommendations:

- 1. The ECC is concerned with the only access of the subdivision going through the flood plain. This area floods when the ice dams on the Mohawk River, approximately every two to three years as per an ECC member that resides on Riverview Road. This could possibly impact access to the homes by emergency vehicles and cause maintenance issues for the road.**
- 2. The ECC notes that the amount of unconstrained land does not support the 10 homes proposed for this parcel as per the CR code.**
- 3. The ECC is concerned with the proximity of the State wetlands and the Mohawk River to the proposed lots as it pertains to the use of septic systems in the CR zone.**
- 4. The ECC is concerned with test pit results because they were done during the dry season of September. When additional tests are conducted, the seasonal high water elevation shall be recorded.**

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

Discussion Items

2015-052 Residential Community

Sketch Plan submitted of proposed 50 duplex units and 52 SF residential community within the B-5 Corporate Commerce Zone. Seeking recommendation from Planning Board for ZBA use variance application. , Rt 146, Zoned: B-5, Status: PB – Discussion] SBL: 270.-2-3.11. No Engineering Review

Project Information:

1. The project narrative was distributed to the ECC members via e-mail.

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The meeting was adjourned at 8:50 PM.



Respectfully submitted,
Brian Glick

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)