



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: **Wednesday, November 4, 2015**

CALL TO ORDER: Raoul Desy, Acting Chairman, called the meeting to order at 7:00 PM in Town Hall

PRESENT: Scott Reese, Howard Vipler, Karl Siverling, Raoul Desy, Sandy Roth

ABSENT: Dan Mathias, Peter Lanahan, Lawrence Kelley, Fred Barthmaier, Brian Glick, Chuck Bassett

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, November 17, 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 – 3 to review (The 50 unit duplex on Rt 146 is not on the next ZBA Agenda)

Zoning Projects for Environmental Review – Commercial Building on the corner of Grooms Road and Vischer Ferry Road)

Variance # 81059 Riverview Construction 276.00-2-10

Located at the corner of 675 Grooms Road and 300 Vischer Ferry Road

Applicant requests variance that requires a special setback from Grooms Road because of a NYSDEC wetland buffer would be impacted.

The plan was presented as follows:

1. There are NYSDEC wetlands on the property that the builder is trying to avoid.
2. The plans show a stormwater management area within the 100' buffer.
3. Project is located in a B-3 Neighborhood Business Zone.

Recommendations:

1. **The ECC supports the requested variance as it will keep the associated parking, access aisles and building out of the NYSDEC wetland buffer area.**

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

Variance # 81060 12 Yogi Court (Kane Subdivision) 249.20-3-11

Applicant requests variance that requires a 50' front setback from Yogi Court because of a setback from a Land Preservation Area in the rear lot would be impacted.

The plan was presented as follows:

1. There is ACOE wetlands on the parcel
2. Project is located in a R-1 zone.

Recommendations:

1. **The ECC sees no environmental reason why the requested variance should not be granted in order to keep the house further away from the wetlands.**

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

Variance # 81061 380 Ushers Road 259.-3-11

Applicant requests variance that requires a 200' lot width since property is on Ushers Road.

The plan was presented as follows:

1. Existing 5 acre parcel to be subdivided into 5 residential building lots. Lots will be serviced by public water and sewer.
2. Project is located in an R-1 zone.

Recommendations:

1. **The ECC has no comment on this application at this time.**

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

Public Hearings - None

Planning Board

Old Business - None

New Business

2015-053 Stevens, Jane (Lands of)

Proposed 2-lot subdivision with 1 existing residence, 178 Vischer Ferry Road, Zoned: CR,

Status: PB Concept Review

SBL: 282.-2-20

To be reviewed by: MJE Consultant: Infinigy Applicant: Stevens

Project Information:

1. 2 lot subdivision on 58.43 acres – Main house and outbuildings to be subdivided onto a 7.96 acre lot.
2. Project site has existing wetlands.

Recommendations:

1. **The ECC would like to bring attention to the strip of land to the north of lot 1, along Vischer Ferry Road. Due to the wetlands crossing thought that strip of land it appears that it would restrict development options for that area. In light of this we would like to recommend extending lot 1 to the existing northern property border.**

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

2015-054 Hubbs Road 2 Family Residence

Proposed 2 family dwelling per section 208-16D. (3)(a)(8) and section 208-79.,143 Hubbs Rd,

Zoned: CR, Status: PB Concept Review

SBL: 258.-1-38.14

To be reviewed by: No engineering review Consultant: GVG Applicant: Guariglia

Project Information:

1. Proposed duplex on 1.43 acre parcel – has ACOE wetlands in front and rear portion of property. Has letter from NYSDEC that there are no DEC regulated wetlands on the site.
2. The project is proposing a drilled well and on-site septic area.

Recommendations:

1. **The ECC requests the applicant to locate the existing wells and septic field on the adjacent lots to verify the required separations are met.**
2. **The ECC is concerned with the proximity of the septic field to the wetlands to the north of the property. The ECC is concerned with the possible high water**

table and the separation requires the need to be made to install the conventional septic field.

- 3. Since the property is being proposed as a two family who is going to be responsible for the maintenance of the on-site well and septic system?**

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

Discussion Items - None

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The meeting was adjourned at 8:45 PM.



Respectfully submitted,
Raoul Desy

- 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)