



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, November 17, 2015**

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

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

ABSENT: Fred Barthmaier, Chuck Bassett

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, December 1, 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

Public Hearings - None

Planning Board

Old Business

2015-042 Village Plaza Mixed Used Development

Proposed mixed use redevelopment with retail on first level and residential above per Town Center zoning, 19 Clifton Country Rd, Zoned: TC5, Status: Possible referral to TAC for Development Design Review

SBL: 272.-1-44 To be reviewed by: MJE Consultant: ABD Applicant: Windsor

ECC Recommendations on September 1, 2015:

1. The ECC has no further comments at this time.

Recommendations:

1. **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.**
2. **The ECC notes that having parallel parking on Clifton Country Road has the potential of causing traffic congestion and potential safety hazard. The parallel parking area could be better used as green space and can enhance the aesthetics of the project.**

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

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

ECC Recommendations on October 06, 2015:

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

Recommendations:

- 1. ECC has no comment at this time.**

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

New Business - None

Discussion Items - None

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The meeting was adjourned at 7:58 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)