



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, January 5, 2016**

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

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

ABSENT: Lawrence Kelley, Chuck Bassett

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, January 19, 2016** 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 – 1 project received on January 5th ZBA Agenda – 1 to review prior to meeting**

Zoning Projects for Environmental Review:

Variance # 81066 Guy Bassi – 309 Miller Road

Located at the corner of 309 Miller Road

Applicant requests variance that requires a reduction in lot size from 40,000 to 30,000 square feet per lot. See attached Application for permit requiring review by Zoning Board of Appeals.

The plan was presented as follows:

1. There are NYSDEC wetlands on the property that the builder is trying to avoid they were flagged in 2000.
2. It is not clear if the stormwater management area is within the 100' buffer.

3. Some lots are proposing septic systems in the front lawn areas.
4. A letter from H.V. Labarba & Associates dated October 7, 2015 observed the soil investigations where one perc test and three test holes were excavated.
5. The project is within an archeological sensitive area.

Recommendations:

1. **The lot size reduction appears to limit the locations of the proposed septic fields. Since NYSDEC wetlands are in the area, the ECC recommends to verify the wetland boundaries since the last delineation was done in 2000. The ECC recommends that all wetlands within 100 feet of the property line should be shown and labeled on the plans.**
2. **The seasonal high water ground water elevation should be noted on the plans. The United States Department of Agriculture - Natural Resources Conservation Service - Web Soil Survey indicates high ground water in this area. Since a high water table could result in a septic system in fill that requires a larger footprint, the ECC recommends test holes dug at each of the proposed septic systems and the high seasonal high water elevation.**

Public Hearings -

2015-060 Goudard SUP

Applicant requests approval of a Special Use Permit (SUP) for a 2 family residence per section 208-10B.(9)(a)[7] in a R-1 zone. , 476 Moe Rd, Zoned: R-1, Status: PB Preliminary Public Hearing – Possible Final SUP and Site Plan Determination SBL: 271.-4-28.1 No Engineering review necessary Consultant: GVG Applicant: Christina Goudard

ECC Recommendations on 12/01/15:

1. The ECC has no comment at this time.

Recommendations:

1. **The applicant has indicated that the project will connect to public water and sewer and therefore the ECC has no comment at this time.**

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

Planning Board

Old Business

2015-041 Rexford Landing Mixed-Use Building

Proposed construction of mixed-use building with a 10,000 SF footprint, with a total building area of 20,000 SF. Public water and sewer. Access driveways and onsite parking areas, 300 Vischer Ferry Rd, Zoned: B-3, Status: Revised Conceptual Site Plan Approval.

SBL: 276.-2-10 To be reviewed by: MJ Engineering Consultant: Advanced Engineering
Applicant: Riverview Construction Association

ECC Recommendations on 8/4/15:

1. The ECC recommends that the applicant incorporate lighting that is directional and limited.
2. 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.
3. The Land Conservation (LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.

Recommendations:

- 1. The ECC recommends that the applicant incorporate lighting that is directional and limited.**
- 2. The Land Conservation (LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.**
- 3. The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of, the LC Zone, State Wetlands. 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.**
- 4. Due to the proximity of the asphalt parking area to the NYSDEC Wetlands the ECC is concerned about the potential runoff of vehicular contaminants into the sensitive environment. The stormwater design shall be cognizant of the potential contamination of this area.**

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

New Business - None

Discussion Items

2015-043 Park Avenue Mixed Use (aka K-Mart Redevelopment)

Proposed redevelopment of vacant K-Mart building to construct a mixed use (4) story commercial/residential building. Need PDD approval from Town Board prior to any Planning Board action. Park Ave, Zoned: TC5, Status: Conceptual Review SBL: 271.-3-81 No Review Necessary Consultant: ABD Applicant: Windsor Development

Townhomes at Old Plank Road

Proposed 18 unit Town home community at 13 and 15 Old Plank Road. Requires a use variance and 4 area variances prior to Town approval. Zoned: B-4A Status: Recommendation to ZBA on variances.

SBL: 272.9-1-31.1 and 272.9-1-32

No Engineering Review Necessary Consultant: Environmental Design Partnership Applicant: Lill

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The meeting was adjourned at 8:00 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)