



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 19, 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, Howard Vipler

ABSENT: Lawrence Kelley, Fred Barthmaier, Chuck Bassett, Peter Lanahan

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, February 2, 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 – 3 projects received and one to review (under public hearing ground mounted solar).

Zoning Projects for Environmental Review: - None

Planning Board

Public Hearings -

2016-003 Mastri Ground Mounted Solar

Applicant requests approval of an SUP per section 208-16D(3)[22] for a ground mounted solar array in a CR zone. , 43 Ashdown Rd, Zoned: CR, Status:

SBL: 263.-2-26.1

No Engineering Review Necessary Consultant/ Applicant: Kasselmann Solar

Recommendations:

- 1. The ECC recommends the Special Use Permit specifically delineate the specification and size of the solar array. Any expansion or modification would require additional review and approval by the planning board.**

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

2015-045 Ushers Road (#380)

Proposed (4) lot subdivision, demolition of existing home and construction of 4 new single family residences with public water and sewer. , 380 Ushers Rd, Zoned: R-1, Status: Preliminary Review with possible determination

SBL: 259.-3-11

To be reviewed by: MJ Engineering Consultant: GVG Applicant: Van Veghten

ECC Recommendations on September 15, 2015:

1. The ECC would like to see the proposed grading to verify that onsite drainage will not impact adjacent properties or the county road.

Recommendations:

- 1. Due to the recent vehicular collisions in the immediate area of the proposed subdivision, the ECC has concerns about the safety of the proposed development and location of the driveway access points on Ushers Road because of the limited sight distance. The placement of the proposed driveways is adjacent to a sharp curve on Ushers Road which poses a hazard to vehicles entering and exiting the roadway. The ECC believes that the configuration of the driveways be reconsidered (eg. Single shared access).**

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

Old Business

2004-047 Kain Preserve

Amendment for 5 Dhara Court, proposed fence in the Land Preservation Area, Longkill Rd, Zoned: R-1, Longkill Rd, Zoned: R-1, Status: Possible Determination

SBL: 250.-1-10.11

No Engineering Review Necessary Applicant: Thahlheimer

ECC Recommendations on 10/20/15:

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.

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 Karl Siverling seconded by Raoul Desy; all in favor, none opposed.

New Business

2016-001 Gunner 2 Lot Subdivision

Applicant would like to subdivide an existing parcel into 2 lots, 10 Castle Pines, Zoned: R-1, Status: Concept Review SBL: 265.10-1-26

To be reviewed by: MJ Engineering Consultant: Laberge Applicant: Floyd

An existing home owner is proposing to subdivide their property fo 41,715 square feet to two lots. Lot 10A will have their existing home on 21,715 square feet. Lot 10B will have a proposed home on 20,000 square feet (meets minimum lot size of 20,000 s.f. in R-1 zone with connection to public water and public sewer).

Recommendations:

1. **In keeping with the rural nature of the project area and the recommendations of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical.**

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

2016-002 Stevens, Evelyn 2 Lot Subdivision

Applicant is proposing to subdivide an existing 3.04+/- parcel into 2 single family building lots. Lots serviced by public water and private septic systems. To reduce wetland impacts a common ingress/egress and utility easement will be utilized. A wetland permit will be needed from NYSDEC and ACOE to cross the wetlands for the driveway and utility crossing. , Vischer Ferry Rd, Zoned: R-1, Status: Concept Review SBL: 271.-5-21

To be reviewed by: MJ Engineering Consultant: GVG Applicant: Marklee LLC; Stevens

The project is in an Archeological Sensitive Area.

Recommendations:

- 1. 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.**
- 2. In keeping with the goals and recommendations of the Town Comprehensive Plan, fragmentation of stream and wetland corridors should be minimized to the extent practicable by relocating the shared driveway to the north to minimize the impacts to the existing wetlands.**

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

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The meeting was adjourned at 8:13 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)