



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, February 2, 2016**

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

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

ABSENT: Chuck Bassett, Karl Siverling

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, February 16, 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 – None

Zoning Projects for Environmental Review: - None

Planning Board

Public Hearings - None

Old Business

2015-053 Stevens, Jane (Lands of)

Proposed 2 lot subdivision with 1 existing residence. 58.34 +/- acres, house and out buildings to be subdivided onto a 7.96 acre parcel. , 178 Vischer Ferry Rd, Zoned: CR, Status: Revised Conceptual Site Plan Review SBL: 282.-2-20 To be reviewed by: MJ Engineering

Consultant: Infinigy Applicant: Stevens

Project Information:

1. Project site has existing wetlands.

ECC Recommendations on 11/4/15:

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 through 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.

Recommendations:

1. **The ECC has no additional comment**

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

2014-044 Lamarche Mixed Use Development

Proposed demolition of existing retail shop and residence and construction of 9,000 sf retail space with 20 apartments in floors 2 ,3 and 4 , 31 Old Rt 146, Zoned: B-4A, Status: Revised Conceptual Site Plan Review

SBL: 272.9-1-37 To be reviewed by: MJ Engineering Consultant: Lansing Applicant: Lamarche

Recommendations:

1. **The other projects within this neighborhood have maintained substantially more than what is being proposed. The Applicant should maintain a minimum 35% green space in accordance with 208-50.3(F), calculated for the entire project.**
2. **The project design as proposed it is not in keeping with the character of Clifton Park when it comes to density and setbacks. For example the Town Comprehensive Plan recommends the maintenance of existing vegetation to the maximum extent practicable and the use of landscaping and grading to provide visual and auditory buffering between the project and the adjacent roadways and other properties. This design does not conform to those goals.**
3. **The ECC recommends downsizing the project to conform to the space available in consistent with the visual character.**

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

New Business

2016-005 RT 9 and Fire Rd Office Building

Applicant proposes to construct a 57,000 sf four story office building on a 5.50 acre parcel with 200 +/- parking spaces. The project includes access drives on Fire Road, Northside Drive and Route 9. Parcel Id's also include 272.9-1-21.1; 272.10-2-18 and 272.10-2-20, 32 Old Rt 146, Zoned: B-4, Status: Conceptual Site Plan Review SBL: 272.9-1-10

To be reviewed by: MJ Engineering Consultant: EDP Applicant: Abele

Recommendations:

- 1. The Applicant should maintain a minimum 35% greenspace in accordance with 208-46(F), calculated for the entire project.**
- 2. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* propose the use of landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.**

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

Discussion Items for the February 23, 2016 Planning Board Meeting

Gerald Currier – 1117 Rt. 146A

Applicant requests SUP for construction of 2 family house in a CR Zone.

Recommendations:

- 1. The ECC recommends the planning board reject this application for the following reasons:**
 - a) The ECC is concerned with the known location of the junk yard and alleged industrial dumping areas in close proximity to the proposed project location. The ECC notes that the project may have significant environmental impacts, and recommends that the Applicant complete the SEQRA long Environmental Assessment Form for Planning Board and ECC review.**
 - b) The project description calls for a raised bed septic system which potentially could contaminate the adjacent wetland area given the proximity of the shale close to the surface**
 - c) The Town of Clifton Park implemented the CR zone in order to maintain the rural**

character of the western area of the Town. A two family home is twice the density allowable in this area.

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

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The meeting was adjourned at 8:51 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)