



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 16, 2016**

CALL TO ORDER: Brian Glick, Chairman, called the meeting to order at 7:00 PM in In Conference Room B

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

ABSENT: Chuck Bassett, Larry Kelley, Fred Barthmaier, Karl Siverling

GUESTS: Shenendehowa Students

ANNOUNCEMENTS:

- Next meeting: **Tuesday, March 1, 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 – 1 to review.

Zoning Projects for Environmental Review:

Variance # 81067 Dan & Thomas Lill – 13 & 15 Old Plank Road

Applicant requests to construct 16 Townhouses proposed on 1.56 acres (2 lots combined) in a B-4A zone. Allowed uses are anything permitted in a B-3 zone except dwellings which will “not be allowed by special exception or otherwise.” Applicant is requesting an use and area variance.

The plan was presented as follows:

1. Please reference the attached application.

Recommendations:

- 1. The ECC does not favor granting of the variance as per the following reasons:**
- 2. The parcel is located in an area which may be impacted by interstate highway activity. Impacts may include noise or vibration.**
- 3. The parcel is not conducive as a residential property of this density.**
- 4. Consideration of the road width should be taken for the use of emergency vehicles and pedestrian traffic.**
- 5. Furthermore there are commercial uses which are economically viable for this property, such as: automotive garage, greenhouses, hotel or motel, etc.**

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

Planning Board

Public Hearings

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

SBL: 259.-3-11

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

ECC Recommendations on January 19, 2016:

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).

Recommendations:

- 1. The ECC recommends the applicant demonstrate the limits of grading and clearing for the construction of the driveways, homes and the ability to create the required sight distances.**
- 2. The ECC is concerned of the long term maintenance of the sightlines from the proposed driveways due to the property owner's ability to landscape in the future resulting in the obstruction of the required sight lines.**

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

Old Business - None

New Business

2016-009 Currier SUP 2 Family Home

Applicant requests SUP from Section 208-16D.(3)[8] to allow construction of a 2 Family Home, 1117 Rt 146A with site plan review, Zoned: CR, Status: Concept Review SBL: 257.-2-33.11

To be reviewed by: none Consultant: none Applicant: Gerald Currier

ECC Recommendations on February 2, 2016:

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.

Recommendations:

1. **The ECC recommends the planning board reject this application for the following reasons:**
 - b) **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, that are not fully disclosed in the Short Environmental Assessment Form and recommends that the Applicant complete the SEQRA long Environmental Assessment Form for Planning Board and ECC review.**
 - c) **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**
 - d) **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 Howard; all in favor, none opposed.

Discussion Items - None

* * * * *

The meeting was adjourned at 8:10 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)