



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, April 21, 2016**

CALL TO ORDER: Brian Glick, Chairman, called the meeting to order at 7:30 PM in Conference Room B

PRESENT: Scott Reese, Raoul Desy, Sandy Roth, Brian Glick, Karl Siverling, Howard Vipler

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

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, May 3, 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 – 4 Projects received – 1 to review.

Zoning Projects for Environmental Review: -

Variance: 81085 – Brooks Teele

Applicant requests a use variance – Residential is not allowed in a B-5 Zone.

Recommendations:

1. **The applicant shall keep development outside the LC Zones, wetlands, and associated buffers, including the existing pond.**
2. **The ECC recommend to the ZBA if in the event a variance is granted that the density and housing requirements meet the CR zoning density standards.**

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

Planning Board

II. Public Hearings

2016-014 Diesem 2 Lot Subdivision

Proposed 2 lot subdivision of existing 5.2+/- acre lot. Lot A will be 2.69+/- acres with proposed new residential construction. Lot B will be 2.47+/- acres which includes existing residential dwelling and outbuildings. Both lots will have on site sanitary disposal systems and be serviced by public water. A variance for the front building setback along special roads requiring 100' from center of crescent road will be necessary. 1733 Crescent Rd, Zoned: R-3, Status:

Preliminary Review with possible Determination SBL: 288.-1-8.1

To be reviewed by: MJ Consultant: GVG Applicant: Diesem

ECC Recommendations on March 1, 2016:

1. Existing vegetation should be preserved in areas where such growth enhances erosion control
2. The ECC notes that sensitive environments exist on properties adjacent to the project site. As such the Applicant's Drainage 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.

Recommendations:

- 1. The ECC recommends that the septic system is designed to avoid seepage down the embankment that is approximately 15 feet from the leach fields.**

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

III. 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. Prior subdivision is pending county real property tax map data processing out of former 6 acre parcel., 300 Vischer Ferry Rd, Zoned: B-3, Status: Preliminary Review SBL: 276.-2-10

To be reviewed by: MJ Consultant: Advance Eng. Applicant: Romano

ECC Recommendations on January 5, 2016:

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.

Recommendations:

1. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* use landscaping and grading to provide visual and auditory buffering between the project and adjacent Vischer Ferry and Grooms roadways on the eastern and southern borders of the property.**
2. **The ECC recommends the applicant create more greenspace by land banking parking spaces to maximize the greenspace. This will enhance the visual nature of the project.**

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

2016-005 RT 9 and Fire Rd Office Building

Applicant proposes to construct a 57,000 sf three 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: Revised Concept Review SBL: 272.9-1-10

To be reviewed by: MJ Consultant: EDP Applicant: Firehouse Rd Assoc. II

ECC Recommendations to Planning Board on February 2, 2016:

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.

Recommendations:

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

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

IV. New Business

2016-024 9 Clifton Country Rd Expansion

Expansion of the parking area to the north side of the building and adding pavement and striping to better define the drive thru. Work proposed to meet tenant demand for parking, 9 Clifton Country Rd, Zoned: TC6, Status: Concept Review SBL: 272.-1-33.2

To be reviewed by: MJ Consultant: ABD Applicant: Clifton Country Rd Associates

Recommendations:

- 1. The ECC has no comments at this time.**

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

Discussion Items - None

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The meeting was adjourned at 9:00 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)