



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, May 24, 2016**

CALL TO ORDER: Dan Mathias, Acting Chairman, called the meeting to order at 7:00 PM in Conference Room C

PRESENT: Scott Reese, Sandy Roth, Karl Siverling, Howard Vipler, Dan Mathias, Fred Barthmaier, Chuck Bassett, Peter Lanahan

ABSENT: Brian Glick, Lawrence Kelley, Raoul Desy

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, June 7, 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 – 7 Projects received – 2 to review.

Zoning Projects for Environmental Review: -

Variance: 81091 – Verizon Wireless at 329 Moe Road
Applicant requests approval to construct a new cell tower.

Recommendations:

1. **The ECC is concerned with the potential visual impact that the proposed cell tower will have on the adjacent existing residents. The ECC is interested in the opinion of the existing residents that are within 500 feet of the proposed location of the cell tower.**
2. **The ECC would like to have the ability to review the site plans and photo simulations that the applicant has prepared in order to make further comments.**

- 3. The ECC recommends the Zoning Board investigate if this proposed variance impacts any FCC standards or regulations that would cause the ZBA to further evaluation.**

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

Variance: 81094 – Elements Massage

Applicant request variance from amount of window cover with signage 50% allowed – 100% proposed. 2 signs allowed – 7 signs proposed.

Recommendations:

- 1. The ECC feel that the applicant request for more than three times the sign variance is excessive. Furthermore, approval of this variance would significantly detract from the aesthetic and visual objectives of the Town Code for this zone.**
- 2. Approval of this variance would establish a precedent that would detract from the entire town center zone.**

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

Planning Board

II. Public Hearings - None

III. Old Business

2016-024 (9) Clifton Country Rd Expansion – Site Plan

Expansion of the parking area to the north side of the building with additional pavement and striping to better define the drive thru. Work proposed to meet tenant demand for parking, 9 Clifton Country Rd

Zoned: TC6 Status: Preliminary Site Plan Review with Possible Determination

SBL: 272.-1-33.2

ECC Recommendations to Planning Board on April 19, 2016:

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

Recommendations:

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

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

IV. New Business

2016-029 Prestige Motors Car Amendment – Site Plan

Modification of original site plan (project #2013-014). The approved north building had a 4000 sf rear addition which will be modified to be 7120 sf, an increase of 3120 sf.

1926/1928 Rt 9. Zoned: L 2, Status: Conceptual Site Plan Review SBL: 259.-2-108

Recommendations:

1. **The applicant shall produce an existing conditions survey map of the current stormwater management areas, all gravel / impervious surfaces, and location of underground rooftop drainage piping.**
2. **The NYS Stormwater Management Design Manual required elements for pond buffers shall be provided that extends 25 feet outward from the maximum water surface elevation of the pond. The pond buffer shall be contiguous with other buffer areas that are required by existing regulations (e.g., stream buffers). An additional setback may be provided to permanent structures.**
3. **The ECC is concerned with the additional grading required in the LC Zone for the proposed construction. The ECC recommends that the applicant demonstrate that the land within the LC zone will not be altered for any purpose, during the construction of the proposed additions, per Town Code 208-69.2.**

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

2016-027 Friendly's Drive-Thru – Special Use Permit (SUP) and Site Plan

Applicant proposes to construct a drive-thru window and a drive thru lane at the existing site. Parcel is 1.24 acres with .8 acres of disturbance. There will be a decrease in parking spaces from 81 to 67 including 4 accessible spaces. Project also involves parcel ID 271.-3-65.1; 815 Rt 146. Zoned: TC6 Status: Conceptual Site Plan Review SBL: 272.-1-27.2

Recommendations:

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

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

Discussion Items - None

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The meeting was adjourned at 8:42 PM.



Respectfully submitted,
Dan Mathias

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)