



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  
Fred Barthaier  
James Ruhl  
Keith Martin

MINUTES: **Tuesday, April 18, 2017**

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

PRESENT: Scott Reese, Brian Glick, Sandy Roth, James Ruhl, Dan Mathias, Raoul Desy

ABSENT: Fred Barthaier, Howard Vipler, Karl Siverling, Keith Martin

GUESTS:

**ANNOUNCEMENTS:**

- Next meeting: **Tuesday, May 2, 2017** 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 meetings.
- ZBA – 1 Projects received – 0 to review.

**Zoning Projects for Environmental Review:** - None

**Planning Board**

**Public Hearing**

**2017-014 Village Plaza Mixed Use Subdivision**

*Applicant proposes to subdivide the the new outlot development from the balance of the shopping center. There will be 2 new lots plus the remaining lands, 19 Clifton Country Rd, Zoned: TC5 & TC6. Status: PB Prelim Review - Poss.*

*Determination*

SBL: 272.-1-44

To be reviewed by: MJE Consultant: ABD Applicant: Windsor

ECC Recommendations on March 21, 2017:

A. The ECC has no comment at this time.

**Recommendations:**

**A. ECC has no comments at this time.**

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

Old Business –

**2016-050 Zappone Overflow Parking Lot - Site Plan**

*Applicant proposes to construct an asphalt parking lot for the existing 2.2 acre lot adjacent the existing auto dealership, Rt 9, Zoned: B-4A, Status: PB Prelim Review - Poss. Determination*

SBL: 266.3-3-10.1

To be reviewed by: MJE Consultant: Harding Applicant: Zappone

ECC Recommendations on December 6, 2016:

- A. The ECC recommends due to the amount of impervious surfaces being proposed the applicant shall develop and demonstrate appropriate stormwater management plans and practices for the entire site.
- B. Due to the historical drainage issues on the applicants adjacent lots the stormwater management plan must address mitigations for stormwater.
- C. The ECC recommends stormwater plans for this project should coordinate with any other stormwater projects in the area.
- D. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation and/or use landscaping and grading to provide visual and auditory buffering between the project and the Northway. The ECC recommends the applicant add coniferous trees to provide year round visual screening. The applicant shall include these plans in the site plan package.

ECC Recommendations on March 7, 2017:

- A. The ECC notes that there have been historic stormwater management failures with the applicant's present complex. The new project increases the impervious surface by approximately 30% of the total impervious area under the applicant's control. The applicant shall provide a comprehensive stormwater management plan for the entire complex including the proposed project in order to assess the requirements and to provide for a full review of the stormwater impacts on the site.
- B. The ECC notes as per the Town of Clifton park stormwater technician the proposed stormwater management plan utilizing drywell and infiltration facilities at a high infiltration rate without a safety factor may have implications on downstream locations specifically the existing inadequate stormwater management area.
- C. The ECC recommends the applicant should install sidewalks compatible with the Town plan on having continuous sidewalks along NYS Route 9.

**Recommendations:**

- A. The ECC notes that there have been historic stormwater management failures with the applicant's present complex. The new project increases the impervious surface by approximately 30% of the total impervious area under the applicant's control. The applicant shall provide a comprehensive stormwater management plan for the entire**

- complex including the proposed project in order to assess the requirements and to provide for a full review of the stormwater impacts on the site.**
- B. The ECC notes as per the Town of Clifton park stormwater technician the proposed stormwater management plan utilizing drywell and infiltration facilities at a high infiltration rate without a safety factor may have implications on downstream locations specifically the existing inadequate stormwater management area.**
- C. The ECC recommends the applicant should install sidewalks compatible with the Town plan on having continuous sidewalks along NYS Route 9.**

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

**2016-052 99 Restaurant Parking Expansion – Site Plan**

*Applicant is proposing to add an access aisle on the 1.28 acre lot around the north/northeastern portion of the Ninety Nine Restaurant that will accommodate new parking spaces. The parking would increase from 65 to 96 spaces. This parcel is zoned both TC-3 and TC-4. 306 Clifton Park Center Rd, Zoned: TC3, Status: PB Prelim Review - Poss. Determination*

SBL: 272.-1-41.2 & SBL 272.-1-42.2

To be reviewed by: MJE Consultant: EDP Applicant: DCG

ECC Recommendations on February 21, 2017:

- A. The ECC recommends that the Highway Safety Committee considers a pedestrian crossing signal at the Clifton County Road Crossing to the multi-use trail.

**Recommendations:**

- A. The ECC recommends that the Highway Department considers advanced pedestrian crossing warning signs and HAWK crossing signal at the Clifton County Road Crossing to the multi-use trail.**

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

**IV. New Business**

**2017-021 Abele 14 Lot Subdivision and Duplex SUP**

*Applicant proposes construction of 14 Duplex Units on a private road to be connected to John J McKenna IV Way. After construction of the duplex buildings, each building will be subdivided down the common wall so each side can be individually owned. A homeowner association will own and maintain the roadway, Christinamarie Dr, Zoned: R-1, Status: PB Concept Review*

SBL: 284.-1-10.21

To be reviewed by: MJE Consultant: ABD Applicant: Abele

**Recommendations:**

- A. The ECC notes that the usable yard space is severely limited due to deed restrictions and or wetland boundaries. The deed restrictions are due to previous wetland violations and the ECC is concerned that the proposed structures could abrogate these agreements. Therefore the ECC recommends that the applicant obtain all necessary approvals from the ACOE before concept approvals are granted.**

- B. It appears that the project will require significant grading adjacent to wetlands in order to be implemented.**
- C. The applicant has not shown any stormwater management areas on this concept plan and proposes to use infiltration as their primary stormwater solution. The applicant shall provide percolation tests and test hole data prior to concept consideration.**
- D. The ECC notes that the applicant will need ZBA approval due to the proposed front yard setback lines not meeting code.**

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

**2017-019 Schuyler Ridge Addition - Site Plan**

*The applicant proposes to modify the existing facility to add 40 new private rooms. The 40 existing double rooms will be modified into private rooms so there will be no net change in the amount of rooms in the facility. Other modifications include expansion of the parking lot including new LED lighting and expanding the loading dock , adding a new generator and a new A/C tower , 1 Abele Blvd, Zoned: TC4, Status: PB Concept Review*

SBL: 271.-3-

18.12

To be reviewed by: MJE Consultant: Crawford Applicant: Seton Health at Schuyler Ridge

**Recommendations:**

- A. The ECC recommends that the applicant modify the lighting plan to incorporate lighting that is directional and limited.**

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

**2017-018 CPC Eastside Renovations - Site Plan**

*Applicant proposes to renovate a portion of the East Side Facade of Clifton Park Center in order to create a shop front and a wide sidewalk and drop off area. A minor parking lot will expand parking by 12 spaces. New landscaping will be done, 22 Clifton Country Rd, Zoned: TC5, Status: PB Concept Review*

SBL: 272.-1-45.1 To be reviewed by: MJE Consultant: EDP Applicant: DCG

**Recommendations:**

- A. The ECC would like to see further detail on the proposed landscape improvements.**

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

**Discussion Items** – None

\* \* \* \* \*

The meeting was adjourned at 8:20 PM.



Respectfully submitted,  
Brian Glick

cc: Clifton Park Town Clerk  
Planning Director (E-mail copy)  
Sanford Roth, Town Liaison (E-mail copy)