



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 Barthmaier

James Ruhl

Keith Martin

MINUTES: **Tuesday, May 2, 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, Fred Barthmaier, Karl Siverling, Keith Martin

ABSENT: Raoul Desy, Howard Vipler

GUESTS: Mary Anne Mariotti

ANNOUNCEMENTS:

- Next meeting: **Tuesday, May 16, 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

2017-013 Hatlee 4 Lot Subdivision

Applicant proposes to subdivide 10+/- acres into 4 new lots for building a single family home on each. Each Lot will connect to public water supply at Hatlee Rd. and sanitary sewer at Willowbrook Lane approximately 300 feet south. Existing house and outbuildings to be demolished, 993 Hatlee Rd, Zoned: R-1, Status: PB Concept Review SBL: 258.-1-23.1 To be reviewed by: MJE Consultant: GVG Applicant: GJA & S. LLC

ECC Recommendations on March 21, 2017:

- A. Prior to any project approval, the ECC requests that the applicant obtain a Jurisdictional Determination of the wetlands by the NYSDEC.
- B. In general due to the orientation of the proposed structures there is very little usable yard space due to the existing wetlands and buffer requirements.
- C. The ECC requests that topographic elevations should be added to the plans. Including the proposed elevations for the limits of disturbance.
- D. The ECC notes that this project is within an archeological sensitive area and suggest that the applicant contact SHPO to verify the project will not impact an archeological sensitive area.

Recommendations:

- A. Applicants grading plan proposes fill in lot 3 which encroaches into the LC Zone (approximately 6 feet of fill). Per section 208-69.2 of the Clifton Park Town Code, this is not a permitted use within a LC Zone. Furthermore approximately 10,000 square feet of the applicants yard in within the LC Zone that should not be disturbed.**
- B. The ECC after careful consideration deems Lot 3 of the proposed 4 lot subdivision is not buildable due to the wetlands and LC Zone constraints.**
- C. The ECC is concerned of the sizeable portions of each lot are designated as wetlands and there is a concern for encroachments into these wetlands by the future property owners.**

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

Old Buisness –

2017-001 Stewart's Shops Vischer Ferry / Route 146 - Site Plan

Applicant proposes to raze the existing two buildings on the southwest corner of Route 146 and Vischer Ferry Road for the construction of a new 3,675 square foot Stewart's with four fuel dispensers (eight fueling positions). Project also includes parcel 270.-2-19., 1202 Rt 146, Zoned: B-3, Status: PB Concept Review SBL: 270.-2-18
 To be reviewed by: MJE Consultant: Kitchner Applicant: Stewart's

ECC Recommendations on March 21, 2017:

- A. The ECC recommends that the catch basin under the proposed dumpster be relocated out from underneath the dumpster. The pad underneath the dumpster shall be contained with an asphalt berm.

Recommendations:

- A. ECC recommends that the plans at least maintain the 22% greenspace currently in place (the proposed greenspace is 15%). The minimum B-3 zoning greenspace requirement is 35%. The ECC requests the applicant obtain a variance on the minimum greenspace allotment of 35% for the proposed 20% greenspace this plan is proposing.**

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

2017-016 Bonanno Amended Site Plan Parking Expansion - Site Plan

Applicant proposes adding additional parking spaces in order to accommodate the previously approved 4800 square foot office building for medical use. 14 new parking

*spaces are being added, 999 Rt 146, Zoned: B-1, Status: PB Concept Review
SBL: 271.6-1-77.1*

*To be reviewed by: MJE Consultant: ABD Applicant: VMB Services, LLC
Last Seen on: 4/11/17*

ECC Recommendations on April 4, 2017:

- A. The ECC requests the applicant validate the total amount of disturbance around the boundaries of the property and, for those areas that have been disturbed during construction, a plan should be provided to implement a vegetative buffer around the property borders in addition to the proposed spruce trees.

Recommendations:

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

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

IV. New Business

2017-024 Integrative Physical Therapy - Site Plan

Applicant proposes converting the single family home to a physical therapy practitioners office. A 289 +/- square foot addition will be added to the rear of existing 2,240 +/- square foot home. The addition of 17 parking spaces and minor site plan modifications including grading, sidewalks and landscaping will also be completed., 1 Northcrest Dr, Zoned: B-1, Status: PB Concept Review

SBL: 271.11-1-23

To be reviewed by: MJE Consultant: ABD Applicant: Kimberly DelVecchio

Recommendations:

- 1. The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators (or equivalent green infrastructure) with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.**
- 2. The ECC recommends that the applicant (modify the lighting plan to) incorporate lighting that is directional and limited.**
- 3. The Applicant shall retain existing vegetation to the maximum extent practical, and use landscaping and grading to provide visual and auditory buffering between the project and the residential site to the north and to Route 146 to the south.**

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

Discussion Items – None

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The meeting was adjourned at 8:35 PM.



Respectfully submitted,

Brian Glick

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