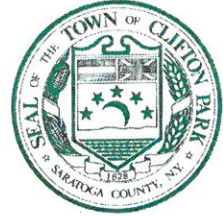




Town of Clifton Park

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, June 6, 2017**

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

PRESENT: Scott Reese, James Ruhl, Dan Mathias, Keith Martin, Raoul Desy, Brian Glick, Karl Siverling, Fred Barthmaier

ABSENT: Sandy Roth, Howard Vipler

GUESTS: Mary Anne Mariotti

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be **Tuesday, July 5th, 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 meeting.
- ZBA – 2 Project received – 0 to review. Stewart's Shops – Vischer Ferry / Rt 146 intersection (used ECC comments on May 2<sup>nd</sup>, 2017).

**Planning Board**

**II. Public Hearings** None

**III. Old Business**

**2012-030 Crescent Woods - Subdivision**

*Proposed 62 lot cluster subdivision with single family homes, 1567 Crescent Rd, Zoned: R-1,*

*Status: PB Final Review w/ possible determination SBL: 283.-2-8*  
*To be reviewed by: MJE Consultant: Infinigy Applicant: Scott*

ECC recommendations on March 22, 2017:

- A. The Army Corps of Engineers failure to respond (as per letter received Feb 21, 2017, from the ACOE) to this application still means that this determination does not eliminate the need to obtain any Federal, State or Local authorization required by law for the proposed work, especially any required permit or Water Quality Certification from the New York State Department of Environmental Conservation (NYSDEC).
- B. The ECC recommends the applicant sufficiently and completely address the specific impacts on the water quality of the Stony Creek Reservoir.
- C. The ECC acknowledges the applicant's note 6 of the plan's cover sheet which specifically states, "Prior to undertaking any project that maybe within in or adjacent to the wetland, contact BOTH the DEC Region 4 Office and the ACOE to obtain the required permits." According to the current status of this application, the DEC still must be consulted.
- D. The ECC would like to reiterate the following past statements from the last time this project was reviewed:
- E. Since the December 1, 2015 ECC review of the project, no response to the above recommendations has been received. Therefore, the ECC reiterates its previous recommendations and respectfully requests that this information be provided in order for the ECC to make a proper assessment of this project.
  - a. The jurisdiction of the wetlands shall be indicated on the plans for clarification. (ie ACOE or NYSDEC).
  - b. If they are NYSDEC wetlands it seems that the 100 foot wetland buffers should be shown on the plans and adjustments shall be made.
- F. In addition the limits of the 50 foot LC zone for the existing stream should also be labeled.
- G. The ECC would like to be copied on the Joint Application Permits and associated plans and details for the proposed wetland disturbance and mitigation as noted on drawing numbers C-23 & C-24.

**Recommendations:**

- 1. The Army Corps of Engineers failure to respond (as per letter received Feb 21, 2017, from the ACOE) to this application still means that this determination does not eliminate the need to obtain any Federal, State or Local authorization required by law for the proposed work, especially any required permit or Water Quality Certification from the New York State Department of Environmental Conservation (NYSDEC). The ECC requests the applicant submit a written response from the NYSDEC if they accept or decline jurisdiction of the wetlands that exist on this project.**
- 2. Due to the large amount of wetlands on the parcel and the possible connectivity of these water bodies to NYSDEC regulated wetlands. The ECC recommends that the Clifton Park Planning Board, as lead agency under SEQRA, request a determination of significance and wetland delineation from the NYSDEC as an involved agency. (See attached plans provided by ECC)**

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

IV. New Business –

**2017-027 Waite Meadows Open Space Incentive - Subdivision**

*Applicant proposes to develop 68 single family homes within an open-space subdivision design. The project will be serviced by municipal sewer and water supplies. Stormwater will be managed on site. The applicant proposes to contribute a monetary amount to the town openspace fund in exchange for a density increase, Shannon Blvd, Zoned: CR, Status: PB Referral; Public workshop for Open Space Incentive Zoning pursuant to Section 208-43.14 of the Town Code.*

SBL: 270.-1-19.11

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

**Recommendations:**

1. **The Conservation Residential district is established to provide and maintain land area to promote and support ongoing open space and agricultural uses and activities to sustain the rural character of this predominately natural, agricultural and low-intensity residential setting.**
2. **In order to achieve this objective, the ECC recommends that the Planning Board consider the following factors when reviewing this project:**
  - a. **That the Planning Board schedule a public workshop before making any board approved recommendations.**
  - b. **That any Planning Board recommendations seriously consider the impact of this project on the integrity and continuity of the CR zone approved by the Town Board in 2005.**
  - c. **That the Planning Board considers the impact of the precedent this project sets for future applications regarding increased project densities.**

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

**ECC also reviewed the project that will be on June 27, 2017 Planning Board Agenda**

**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*

ECC Recommendations on April 18, 2017:

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

**Recommendations:**

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

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

**Discussion Items** –

\* \* \* \* \*

The meeting was adjourned at 9:20 PM.



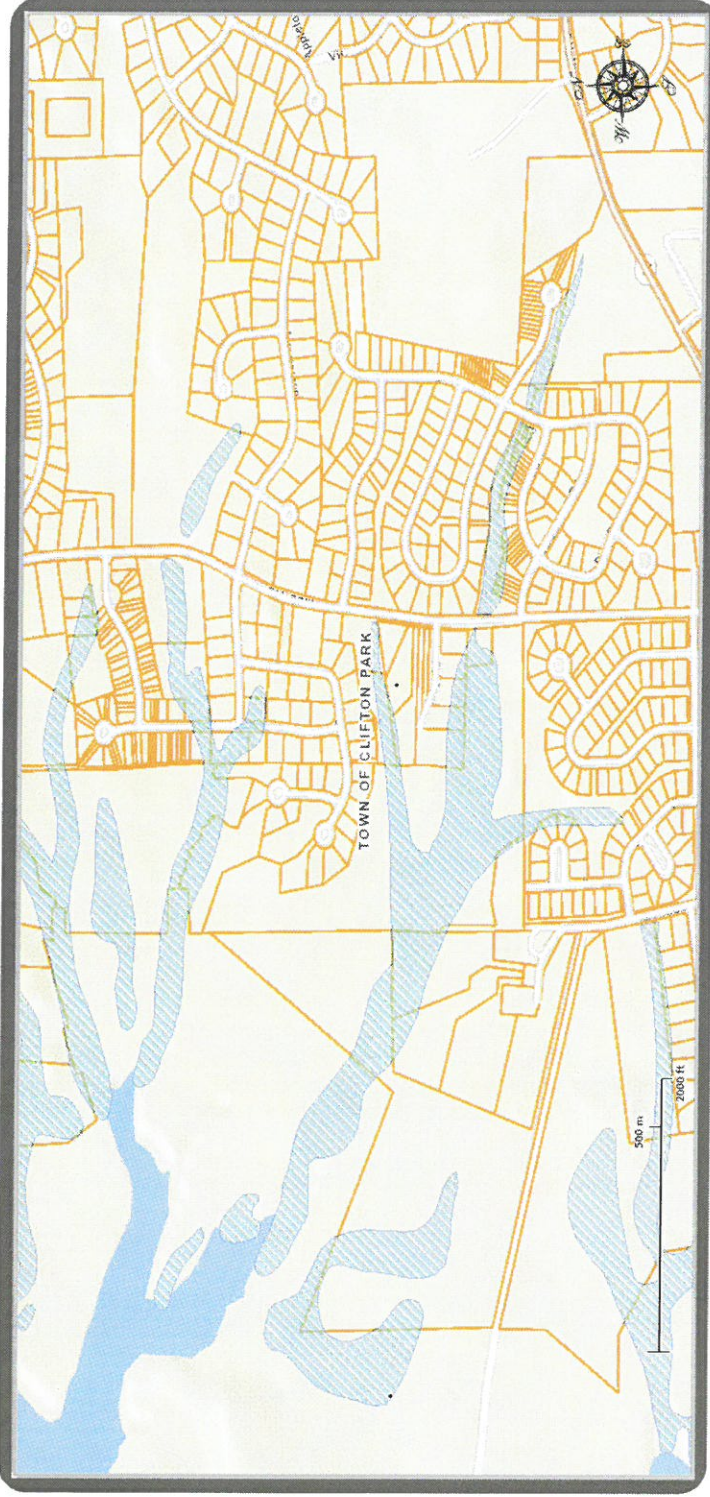
Respectfully submitted,  
Brian Glick

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

# Crescent Woods Watershed

## Legend

-  DEC Wetlands
-  County
-  Municipal Boundaries
-  Local Roads
-  Parcels



Disclaimer: This map was prepared by the Saratoga County Internet Geographic Information System (GIS). The map was compiled using the most current GIS data available. The aerial photography (orthoimagery) was prepared by the N.Y.S. Office of Cyber Security and Critical Infrastructure Coordination during the year 2004-2011. Parcel and municipal boundaries are derived from tax maps and do not represent a land survey.

