



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

Mary Anne Mariotti

MINUTES: **Tuesday, August 1<sup>st</sup>, 2017**

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

PRESENT: Scott Reese, Dan Mathias, Brian Glick, Sandy Roth, James Ruhl, Keith Martin, Karl Siverling, Fred Barthmaier, Howard Vipler, Mary Anne Mariotti

ABSENT: Raoul Desy

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be **Tuesday, August 15<sup>th</sup>, 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 – 1 Project received – 0 to review.

**Planning Board**

**II. Public Hearings** - None

**III. Old 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 Preliminary Review SBL: 284.-1-10.21 To be reviewed by: MJE Consultant: ABD Applicant: Abele*

ECC Recommendations on April 18, 2017:

- 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 uses 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.

**Recommendations:**

- 1. **ECC requests the applicant provide a standard lot layout of single family residential lots as per the R-1 Zoning.**
- 2. **Due to the existing topography there appears that significant grading will be necessary to provide buildable lots. Applicant shall include a grading plan for the R-1 zoned standard lot layout in order to assess the feasibility of this proposal.**

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

**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 six multiple product dispensers (twelve fueling positions). Project also includes parcel 270.-2-19., 1202 Rt 146, Zoned: B-3, Status: PB Preliminary Review- Possible Determination SBL: 270.-2-18*  
To be reviewed by: MJE Consultant: Scott Kitchner Applicant: Stewart's

ECC Recommendations on May 2, 2017:

- 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.

**Recommendations:**

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

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

**2016-049 Galluzzo Medical Building – Site Plan**

*Applicant would like to build a 6,961 SF building with additional parking. A single story 4,800 SF Medical Building was previously approved and a foundation was installed but construction was never*

*completed. The proposed additional parking would be on a common drive that serves 4 buildings. Variances were granted for the building and the parking, 954/956 Rt. 146, Zoned: B-1, Status: PB Prelim Review - Possible Determination SBL: 271.-4-5*  
To be reviewed by: MJE Consultant: ADB Applicant: Satin Beak LLC

ECC Recommendations on September 20, 2016:  
A. The ECC has no comments at this time.

**Recommendations:**

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

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

IV. New Business –

**2017-037 Milton Cat Site Improvements – Site Plan**

*Applicant proposes to construct a gravel equipment display area and equipment demonstration area, 500 Commerce Dr, Zoned: 2017-037, Status: PB Prelim Review - Poss. Determination SBL: 259.-2-95.11*

To be reviewed by: MJE Consultant: Colby Engineering Applicant: Milton Cat

**Recommendations:**

- 1. The ECC requests that the applicant retains sufficient vegetation and distance to screen the proposed project from Ushers Road.**
- 2. The project site shall have sufficient stormwater sediment basins and filtration basins to intercept the runoff from the site going southeast to the Prestige Sales site.**
- 3. Due to the close proximity to the Colonie Channel Aquifer the ECC recommends the applicant use an impervious surface for the storage of motorized equipment and incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.**

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

Discussion Items –

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The meeting was adjourned at 8:50 PM.



Respectfully submitted,  
Brian Glick

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