



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, September 5th, 2017**

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

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

ABSENT:

GUESTS: Rocky Ferraro

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, September 19th, 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

2017-035 Riggi Miller Road Subdivision

Applicant proposes the construction of 79 single family residential lots, new roads, and associated water, sewer and stormwater. The proposed lots will include carriage lots (10,000 sq ft min), executive lots (16,000 SF min) and estate lots (20,000 SF min.) Water and Sewer will connect to Clifton Park Water Authority and Saratoga County Sewer

District 1. SBL 270.-2.32.112 and 270.-2-38.12 are also included, Miller Rd, Zoned: R-1, Status: PB Revised Concept Review
To be reviewed by: MJE Consultant: Lansing Applicant: Riggi

ECC Recommendations on July 5, 2017:

- 1. The applicant is proposing a cluster development; a standard subdivision with R-1 zoning should be shown to demonstrate how many standard lots could be built on this parcel with all the existing lot constraints.
- 2. The ECC notes that an aquifer recharge area is present within the project limits. The Applicant must design a stormwater management system that protects the aquifer resource.

Recommendations:

- 1. The ECC is concerned who will own the open spaces shown on the plans.**
- 2. The ECC notes on lot C-36 the encroachment of the LC Zone on lot significantly reduces the buildable area.**
- 3. The ECC notes the lots along the easterly border of the property should incorporate a buffer. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant should retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and other properties.**

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

IV. New Business –

2017-043 Siena Fence Site Plan Amendment

Applicant proposes construction of a 2000 sf freestanding building at Siena Fence's existing facility. The new building will have one bathroom and will be served by an existing onsite well, the existing electric service and a new septic system for this building only, 202-204 Ushers Rd, Zoned: B-3, Status: PB Concept Review SBL: 259.-2-30.21
To be reviewed by: MJE Consultant: Insight Northeast Applicant: Sacandaga Partners

Recommendations:

- 1. The ECC requests the Planning Board to enforce the vegetative buffer that was shown on the previously approved Site Plan along SR 9 Right of Way.**
- 2. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant should retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and other properties.**

A **motion** to adopt these statements was made Karl Siverling seconded by Keith Martin; all in favor, none opposed.

2017-044 CPC Regal Out Parcel Mixed Use Building

Applicant proposes to construct a 6,600 sf footprint mixed use commercial/residential two story building. The project will reconfigure a portion of the existing parking lot resulting in a net loss of 10+/- spaces(16 spaces total) . Building will connect to public water and sewer. Stormwater will be managed on-site with existing stormwater management system. Total Acreage 5.33, 42 Clifton Country Rd, Zoned: TC5 Status: PB Concept Review SBL: 272.-1-45.2

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

Recommendations:

- 1. Due to the interconnection of the proposed project and the adjacent properties, the applicant should provide a stormwater management plan for the individual proposed project.**
- 2. In keeping with the Town Center Plan the applicant shall incorporate a multi-use trail (paved) along the western border of the proposed project that gives direct access to the Town Skateboard Park.**
- 3. The ECC requests the applicant to provide a continuous tree buffer along Clifton County Road.**

A **motion** to adopt these statements was made Raoul Desy seconded by Karl Siverling; all in favor, none opposed.

2017-045 CPC Out Parcel Apartments

Applicant proposes to construct 50 apartment units with garage parking in a 38,850 sf building area. The project will redevelop Clifton Park Center frontage along Clifton Park Center Rd. An expansive landscape area, street scape and multi-use trail will be developed along the projects frontage within the public/openspace overlay area. Building will connect to public water and sewer. Stormwater will be managed on-site with existing stormwater management system.Total Acreage 5.33, 42Clifton Country Rd Zoned: TC2, Status: PB Concept Review SBL: 272.-1-45.2

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

Recommendations:

- 1. Due to the interconnection of the proposed project and the adjacent properties, the applicant should provide a stormwater management plan for the individual proposed project.**
- 2. The multi-use path is suggested to be a minimum of 10 feet wide.**

A **motion** to adopt these statements was made Howard Vipler seconded by Fred Barthmaeir; all in favor, none opposed.

Discussion Items –

ECC discussed CR Zone and the use of duplex (by SUP) and density incentives with TOCP Planning Board Chairman Rocky.

Waite Road Project is a concern and the preservation of the western portion of the Town and the preservation of the character of the area.

Planning Board is an advisory group.

The ECC is concerned with the density incentive fees and if they are reflective of current property values. The current fee is \$30,000 per unit. The current value of acreage is an average lower than \$30,000 per acre.

The amount of non CR zoned property in the eastern portion of the town is decreasing rapidly and there will be a pressure to develop more to expand in the western portion of the Town.

The chairman requested additional detail in the comments that the ECC provides on the individual projects.

The Town Board makes the decision on the modifications of duplex (SUP) and density incentives. SEQRA Mitigation Fees require a FEIS to validate the fees for items like traffic impacts, utility impacts, and public services.

The CR Zone should be re-evaluated as well as two-families used by SUPs.

ECC should make formal recommendations to the Planning Board to put forth a study on density, density incentives, fee structure, and two-family special use permit for the Planning Board to make a recommendation to the Town Board with any modification to the Town Code.

The ECC discussed the possible options and future recommendations that can be made to the Planning Board / Town Board. ECC Chair suggested to plan a separate meeting to discuss the recommendations for a study.

Committee expressed concern with maintaining the rural character of the land in the CR Zone.

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The meeting was adjourned at 9:55 PM.



Respectfully submitted,
Brian Glick

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