



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

Fred Barthmaier

James Ruhl

Keith Martin

Mary Anne Mariotti

MINUTES: **Tuesday, September 19<sup>th</sup>, 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, Keith Martin, Karl Siverling, Mary Anne Mariotti, Fred Barthmaier

ABSENT: James Ruhl, Raoul Desy

GUESTS:

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be **Tuesday, October 3<sup>rd</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.
- Discussion of future action of an ECC recommendation to the Planning Board on the study of the CR Zone.
- ZBA – 2 Project received – 0 to review.

**Planning Board**

II. Public Hearings - None

III. Old Business

**2015-041 Rexford Landing Mixed-Use Building - Site Plan**

*Proposed construction of mixed-use building with a 10,000 SF footprint and a total building area of 20,000 SF. Public water and sewer. Access driveways and onsite parking areas. Prior subdivision is pending county real property tax map data processing out of former 6 acre parcel. 911 Address assigned 4/26/16 address will be*

*675 Grooms Road; 300 Vischer Ferry Rd, Zoned: B-3, Status: PB Preliminary Review w/  
possible determination* SBL: 276.-2-10  
To be reviewed by: MJE Consultant: Costa Applicant: Riverview Construction

ECC Recommendations on January 5, 2016:

1. The ECC recommends that the applicant incorporate lighting that is directional and limited.
2. The Land Conservation (LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.
3. The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of, the LC Zone, State Wetlands. The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.
4. Due to the proximity of the asphalt parking area to the NYSDEC Wetlands the ECC is concerned about the potential runoff of vehicular contaminants into the sensitive environment. The stormwater design shall be cognizant of the potential contamination of this area.

**Recommendations:**

- 1. The Land Conservation (LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.**
- 2. The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of, the LC Zone, State Wetlands. The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.**
- 3. Due to the proximity of the asphalt parking area to the NYSDEC Wetlands the ECC is concerned about the potential runoff of vehicular contaminants into the sensitive environment. The stormwater design shall be cognizant of the potential contamination of this area.**
- 4. Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**

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

IV. New Business –

**2017-046 Animal Care Hospital of CP Redevelopment - Site Plan**

*The applicant is proposing to redevelop an existing veterinary hospital by demolishing the 2,080 sf building and constructing a new 7,840 sf building. The existing single curb cut and general location of parking will remain the same. The six current outdoor runs will be replaced with one exercise area. The project will merge parcel #270.-8-3-1 and #270.-8-3-2 to create a single 2.57 acre lot, 1245 Rt 146,*

*Zoned: HM, Status: PB Concept Review*

*SBL: 270.8-3-1*

To be reviewed by: MJE     Consultant: Bohler     Applicant: Grace David Properties

**Recommendations:**

1. **In order to promote traffic safety, the ECC recommends the access / egress onto NYS Route 146 be relocated to Sterling Heights Drive.**
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 adjacent roadways or other properties.**
3. **The ECC notes that the proposed structure will incur filling in an unknown jurisdictional wetland that is shown on the USGS mapping as a water body. The applicant should avoid the incursion in the wetlands.**
4. **The applicant shall consider land banking the additional parking spaces until demand requires the spaces.**
5. **ECC recommends the applicant to consider using the southeast corner as a landscaped dog-walk area.**

A **motion** to adopt these statements was made Fred Barthmaier seconded by Mary Anne Mariotti; all in favor, none opposed.

**Project on October 11<sup>th</sup>, 2017 Planning Board Agenda**

**2017-048 CRBRA Office Building**

10 Old Plank Road, Clifton Park,

Install two (2) handicap spaces in the current parking lot.

**Recommendations:**

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

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

**Discussion Items** –

\* \* \* \* \*

The meeting was adjourned at 8:45 PM.



Respectfully submitted,  
Brian Glick

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