



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, October 17, 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, James Ruhl, Raoul Desy

ABSENT:

Mary Anne Mariotti, Fred Barthmaier

GUESTS:

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be **Tuesday, November 8<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 – 2 Project received – 0 to review.

**Planning Board**

**II. Public Hearings - None**

**III. Old Business**

**2013-022 Khan, Lands of Subdivision**

*Applicant proposes the construction of 6 single family residential lots and associated water, sewer and stormwater infrastructure. Water will be provided by an extension of the CP WA main located at he Meadow View Apartments. Sanitary Sewer will be provided by individual septic systems or connection to the Saratoga County Sewer District #1. Access to the lots will be provided by private and shared driveways, Waite Rd, Zoned: R-1, Status: PB Revised Concept Review*

SBL: 270.-1-44

To be reviewed by: MJE      Consultant: Lansing      Applicant: Kahn

ECC Recommendations on August 6, 2013:

1. The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands. The Town of Clifton Park should be provided with copies of all related correspondence.
2. Due to the environmental sensitive areas that exist on the property, the ECC expresses concern regarding the on-site disposal of sanitary wastes and should hook-up to the public sewer system.
3. The ECC notes the buildable space on Lot 2 is relatively small and can be favorably reconfigured by shifting the road.

**Recommendations:**

- 1. 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 –

**2017-051 Clifton Park Center Rd Donald Hunter Subdivision**

*Applicant proposes to subdivide existing 4.36 acre into 3 separate parcels intended for single family homes. The new lots will be 1.41 +/- , 1.49 +/-, and 1.48+/- acres. Lots will connect to municipal water and sewer, Clifton Park Center Rd, Zoned: R-1, Status: PB Concept Review*

SBL: 271.-3-60

To be reviewed by: MJE Consultant: Jeff Williams Applicant: Tanski

**Recommendations:**

- 1. The ECC concurs with the statement from the Stormwater Management Technician comment letter dated October 17, 2017, that this project is part of a larger common plan and a Basic SWPPP is required.**
- 2. The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.**
- 3. The ECC notes that the project may result in intrusion into the LC Zone. The applicant must file for an Application for Approval of Work to Be Done in the LC Zone with the Town of Clifton Park.**
- 4. The ECC notes that the project may result in intrusion into a mapped stream. The applicant must apply to the Town for a stream disturbance permit in accordance with the Town's Stream Protection Law.**
- 5. The ECC notes that sensitive environments exist on each lot, thus there is a potential for environmental impacts due to the installation of the sanitary laterals. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.**

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

**2017-052 Peabody 2 Lot Subdivision**

*Applicant proposes to subdivide the existing parcel into two parcels to be used for single family homes, 757 Carlton Rd, Zoned: R-1, Status: PB Concept Review*

SBL: 265.5-1-2

To be reviewed by: MJE      Consultant: Advanced Engineering      Applicant:  
Woodstream Properties

**Recommendations:**

1. **The ECC notes that septic information is not present on the plans. Specifically, the proposed connection for the proposed lot and the location of the septic on the existing lot.**
2. **The ECC suggests that if the existing lot is not connected to the public sewer then it should be required.**
3. **Further comments will follow with more detail.**

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

**Discussion Items** –

Creation of the 2018 ECC meeting schedule is due to the Town Clerk on December 1<sup>st</sup>, 2017.

Dan Mathias and James Ruhl volunteered to sit on the Form Base Code Zoning Expansion Work Group.

There was a discussion of the CR Zone with the allowance of duplex’s and the current fee structure that exists to allow for higher density.

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The meeting was adjourned at 8:15 PM.



Respectfully submitted,  
Brian Glick

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