



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:

**Wednesday, November 08, 2017**

CALL TO ORDER:

Raoul Desy, Acting Chairman, called the meeting to order at 7:00 PM in Conference Room C.

PRESENT:

Scott Reese, Keith Martin, Karl Siverling, James Ruhl, Raoul Desy, Mary Anne Mariotti, Fred Barthmaier

ABSENT:

Brian Glick, Dan Mathias, Sandy Roth

GUESTS:

Blue Niels

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be **Tuesday, November 21<sup>st</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 – 1 to review.

Discussion Items – Mr. Blue Niels – Intermunicipal Stormwater Management Program Coordinator to discuss 2018-2028 ISWM Program Funding Proposal to the ECC.

The ECC prepare an advocacy letter that supports county budget item 2018-2028 ICWM Program Funding Request.

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

Residents concern with TOCP Beaver Policy:

ECC would recommend the TOCP continue with its present program, but when the TOCP decides to revise its policy the ECC will be willing to look over the policy for any pertinent recommendations.

**Zoning Board**

**I. New Business** – 628 MacElroy Road – Linda LaPoint

*Proposing a single family house with on site septic and on-site well.  
The proposed structure is within the 100’ NYSDEC Adjacent Area (Buffer) & LC  
Zone the applicant obtained a NYSDEC permit to construct the house within the  
Buffer.*

**Recommendations:**

- 1. The applicant shall furnish sufficient data that addresses the 8 questions under section 208-69.3 to the ECC.**
- 2. The applicant shall furnish sufficient data that the building code for the subsurface water is followed.**
- 3. The applicant shall supply data of the soil conditions for the proposed septic field and septic field expansion area.**
- 4. Upon receipt of the above questions the ECC will proceed to make its recommendation to the TOCP Zoning Board.**

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

**Planning Board**

**II. Public Hearings** - None

**III. Old Business** – None

**IV. New Business** –

**2017-056 Adirondack Office Suites**

*Applicant proposes to construct a 45' x 102.5' detached garage in the rear of the property with driveway access to Commerce Drive. Site consists of an existing office building with utility connections and 17 parking spaces. Building area is 4,612 sf of the 39,295+/- sf of total parcel, 282 Ushers Rd, Zoned: L 2, Status: PB Concept Review SBL: 259.-2-38*

To be reviewed by: MJE      Consultant: GVG      Applicant: Charles Reinemann

**Recommendations:**

- 1. The ECC is concerned with the intended use of the garage. This question relates to what type of facilities are needed and what environmental impacts may occur.**

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

**2017-057 Shenendehowa Medical Park**

*Applicant proposes to demolish 3 existing one story medical office buildings and construct one 14,600 sf medical office building with approximately 100 parking space, 989 Rt 146, Zoned: B-1, Status: PB Concept Review SBL: 271.6-1-44*

To be reviewed by: MJE      Consultant: EDP      Applicant: Columbia Development

**Recommendations:**

1. **The ECC notes that this project is requesting a substantial area variance. The applicant shall supply and demonstrate the basis for this substantial variance.**
2. **Proposed Stormwater Management Areas, proposed building and parking area are in close proximity to residential areas and will require a reduction in existing vegetative buffers.**
3. **Proposed and existing landscape shall be left in mind to keep the residential character of the area.**
4. **The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan, to the greatest extent practicable.**
5. **The ECC is concerned with the architectural character and how it will be compatible with the surrounding single family residential area.**

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

\* \* \* \* \*

The meeting was adjourned at 9:35 PM.



Respectfully submitted,  
Brian Glick

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