



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, November 21, 2017**

CALL TO ORDER:

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

PRESENT:

Keith Martin, James Ruhl, Raoul Desy, Mary Anne Mariotti, Brian Glick, Dan Mathias, Sandy Roth

ABSENT:

Scott Reese, Fred Barthmaier, Karl Siverling

GUESTS:

John Scavo

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be **Tuesday, December 5<sup>th</sup>, 2017** at 7 PM in Town Hall, Conference Room C
- John Scavo, Planning Director was present to explain the project applications
  - o John Scavo reviewed the previous Planning Board meeting.
- ZBA – 1 Project received – 1 to review.

**Zoning Board**

**I. New Business –**

**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

ECC Recommendations on October 17, 2017:

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.

**Recommendations:**

1. **The ECC recommends both parcels be connected to public sewer and be sized to allow additional tie-ins from adjacent properties.**

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

**Planning Board**

II. Public Hearings - None

III. Old Business –

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

*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 Preliminary Review*

SBL: 270.8-3-1

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

ECC Recommendations on September 19, 2017:

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.

**Recommendations:**

1. **Due to the probability of liquid and/or bio-hazardous 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 accepts waste by-**

**products. 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 these statements was made Dan Mathias seconded by Keith Martin; all in favor, none opposed.

IV. New Business –

**2017-059 Woodin Manor Subdivision**

*Applicant proposes to subdivide 8.97 acres into 6 single family building lots., Woodin Rd, Zoned: R-1, Status: PB Concept Review SBL: 278.-1-7*

To be reviewed by: MJE Consultant: Advanced Engineering Applicant: Sang Kim

**Recommendations:**

1. **Due to the environmental constraints within the project site, the ECC recommends the applicant explore the consolidation of driveways to minimize wetland impacts and meet minimum lot width requirements.**
2. **The ECC requests the applicant provide a current jurisdictional determination from both Army Corps of Engineers and NYS DEC.**
3. **The ECC is concerned with the proximity of the septic field to the wetland on lots #1 & #6.**
4. **The ECC is concerned with the location of the wells on lots #1, 2, and 3 to the public right-of-way, which may result in non-potable water.**
5. **The ECC recommends the applicant be required to periodically test soil types to determine the ability for stormwater to infiltrate in areas proposed to be graded to retain water.**

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

**2017-060 EDP Office Addition**

*The applicant is proposing a 1,259 SF addition to an existing 7,741 SF building located at 900 & 902 Route 146 to accommodate additional professional office space. No new parking spaces are proposed. The parcel is 4,486 +/- acres zoned B-1. A variance is required as the proposed size of the professional office building exceeds 4,800 SF. The existing building is a pre-existing non conforming square foot and an area variance is required., 902 Rt 146, Zoned: B-1, Status: PB Concept Review*

SBL: 271.-2-22.2 To be reviewed by: MJE Consultant: EDP Applicant: EDP

**Recommendations:**

1. **The ECC recommends the applicant verify if the location is serviced by private septic. If so, the approximate location of the septic infrastructure should be delineated.**

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

Discussion Items – None

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The meeting was adjourned at 8:20 PM.



Respectfully submitted,  
Brian Glick

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