



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, December 5th, 2017**

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

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

ABSENT: Fred Barthmaier, Karl Siverling

GUESTS:

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, January 2nd, 2018** at 7 PM in Town Hall, Conference **Room B**
- Scott Reese was present to explain the project applications
 - o Scott Reese reviewed the previous Planning Board meeting.
- ZBA – 0 Project received – 0 to review.

Zoning Board

- I. New Business – None

Planning Board

- I. Public Hearings –

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: Preliminary Review w/possible determination. SBL: 271.-3-60

To be reviewed by: MJE Consultant: Tanski Const. Applicant: Tanski Const.

ECC Recommendations on October 17th, 2017:

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.

Recommendations:

1. **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.**
2. **The ECC notes that the project may result in intrusion into the NYSDEC Adjacent Area. The applicant must apply to the Town for a disturbance permit in accordance with the Town's LC Zone.**
3. **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 by Dan Mathias seconded by Keith Martin; all in favor, none opposed.

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 November 21st, 2017:

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

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 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

ECC Recommendations on November 21st, 2017:

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.

Recommendations:

1. **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.**

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

IV. New Business –

2017-058 Rosegate Apartment Building Site Plan

Applicant proposes to build a 36 Unit three story apartment building on a 3.78 acre parcel with 55 parking spaces. Also includes parcel 271.-3-19.311, Maxwell Dr, Zoned: TC2, Status: PB Preliminary Review w/possible determination. Applicant has previously

met with the Technical Advisory Committee to advance the project.

SBL: 271.-3-74.1

To be reviewed by: MJE Consultant: Zdrahal Applicant: Fortress Partners,LLC

Recommendations:

1. **The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of (the LC Zone, State or Federal 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.**
2. **The ECC notes there is a potential for environmental impacts due to the installation of the sanitary lateral. 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.**
3. **Existing vegetation should be preserved in areas where such growth enhances erosion control.**
4. **The ECC notes that sensitive environments exist on properties adjacent to the project site, thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate. 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.**
5. **The ECC notes that the project may result in intrusion into a mapped stream. The applicant may need to apply to the Town for a stream disturbance permit in accordance with the Town's Stream Protection Law.**
6. **The Applicant should reserve and display on the *site plan* proposal sufficient trails / sidewalks to encourage walkable interconnected trails consistent with the Town Center Plan to accommodate multi-use trails to interconnect the proposed *property* with existing and contemplated trail networks.**
7. **The Applicant should be encouraged to place the (remaining open space, agricultural lots) into the Conservation Easement Program.**

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

Discussion Items –

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The meeting was adjourned at 8:27 PM.



Respectfully submitted,
Brian Glick

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