



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

Howard Vipler

Fred Barthmaier

James Ruhl

MINUTES: **Tuesday, January 17, 2017**

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

PRESENT: Scott Reese, Dan Mathias, Brian Glick, Sandy Roth, James Ruhl, Howard Vipler

ABSENT: Fred Barthmaier, Karl Siverling, Raoul Desy

GUESTS: Keith Martin

ANNOUNCEMENTS:

- Next meeting: **Tuesday, February 7, 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 – 0 Projects received – 0 to review.

Zoning Projects for Environmental Review: None

Planning Board

Public Hearing –

2015-039 Vistas West (aka Levy) Subdivision

Proposed subdivision (22) duplex units extending from Vista Court and (2) single family residences on Tanner Road. Public water and sewer. Route 146 and Tanner Rd, Zoned: CR, Status: PB Prelim Review - Poss. Determination

SBL: 270.-2-3.2

To be reviewed by: MJ Engineering Consultant: EDP Applicant: Kohler

ECC Recommendations on December 6, 2016:

- A. The ECC would recommend that all water quality treatment areas “rain gardens” be placed on HOA property, so they can be properly maintained by the HOA.
- B. The ECC would like the applicant to demonstrate that the wetland crossing for Vista Court Extension conforms to ACOE specifications for wildlife passage.

Recommendations:

- A. The ECC notes that the applicant has removed the Rain Garden Practice and replaced with grass depressions on Lots 7AB - 11AB. The ECC would recommend that all water quality treatment areas be placed on HOA property, so they can be properly maintained by the HOA. The ECC is concerned with the water quality treatment areas being on private property that the homeowner may not be properly maintained (eg. Filled in).**
- B. The ECC notes that the request for the applicant to demonstrate that the wetland crossing for Vista Court Extension conforms to ACOE specifications for wildlife passage was not addressed.**
- C. The ECC would recommend that fencing and or signage to mark the boundaries of the wetlands.**
- D. The applicant prior to approval shall show that the lots with private open space are described with deed restrictions in perpetuity.**

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

Old Business - None

2016-035 Hoffman Office Building - Site Plan

Applicant proposes to construct a 45,000 SF two story office building on a 4.35 acre parcel with 210 +/- parking spaces. The project includes access to Route 9 and on-site stormwater management. Project also involves parcel 266.3-3-19; 1766 Rt 9, Zoned: B-4A, Status: PB Preliminary Review w/ Possible Determination

SBL: 272.1-1-1

To be reviewed by: MJ Engineering Consultant: EDP Applicant: CEH

ECC Recommendations on December 6, 2016:

- A. The ECC would like the applicant to report if there were any well heads on the property and if so the well heads should be taken care of accordingly.
- B. The drainage from the existing car wash should be described and how the drainage line will be terminated.
- C. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation and/or use landscaping and grading to provide visual and auditory buffering between the project and the Northway. The ECC recommends the applicant add coniferous trees to provide year round visual screening.
- D. The ECC recommends that the applicant provide a lighting plan that incorporates lighting that is directional and limited.

Recommendations:

- A. The ECC requests, in lieu of the proposed maple trees planted between the proposed structure and the Northway, that coniferous trees be utilized for visual and auditory buffering from the Northway.**
- B. Due to the probability of wastes leaking from the on-site commercial dumpster(s) the ECC recommends the applicant enclose the area by architectural blockwalls and roof and be positioned on an impervious surface.**
- C. The ECC recommends that the applicant be prepared and expect to coordinate the extension of the sidewalk adjacent lots to the north (eg. Medical Office Building and Zappone Property).**

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

New Buisness –

2016-031 DCG Town Plaza Drive Thru - Site Plan Amendment

Applicant proposes to renovate existing building 100 and reconfigure parking areas as needed to accommodate a drive thru restaurant use, Rt 146, Zoned: TC3, Status: Amendment to Approved Site Plan w/ Possible Determination

SBL: 271.-3-33

To be reviewed by: MJ Engineering Consultant: EDP Applicant: DCG

ECC Recommendations on August 2, 2016:

- A. The ECC has no comments at this time.

Recommendations:

- A. The plans shall be submitted to the Traffic Safety Committee, given the extensive moving traffic through static parking areas adjacent buildings 100, 200 and 300.**
- B. 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**
- C. The ECC notes that the total greenspace is not listed. The greenspace shall comply with The Town Center Bulk Standards Table and listed on the plans.**
- D. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant should use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.**

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

Discussion Items – None

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The meeting was adjourned at 8:30 PM.



Respectfully submitted,
Brian Glick

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