



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

Keith Martin

MINUTES: **Tuesday, February 7, 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, Karl Siverling, Raoul Desy, Keith Martin

ABSENT: Howard Vipler, Fred Barthmaier

GUESTS:

**ANNOUNCEMENTS:**

- Next meeting: **Tuesday, February 21, 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 Projects received – 0 to review.

**Zoning Projects for Environmental Review:** None

**Planning Board**

Public Hearing –

**2016-017 Callender 2 Lot Subdivision**

*Existing 14.37 +/- acre lot with one single family home to be subdivided into 2 lots.*

*Proposed "Lot" A" to be 5.07 +/- acres and to include existing residence. "Lot B" to be*

*9.30 +/- acres and will be used to construct a new single family home and garage, 311*

*Miller Rd, Zoned: R-1, Status: PB Preliminary Review SBL: 276.-2-34.1*

*To be reviewed by: MJ Engineering Consultant: ABD Applicant: Callender*

ECC Recommendations on March 15, 2016:

1. With the close proximity of the NYSDEC wetland buffer zone the ECC recommends that the buffer zone should be delineated by split rail fencing or signage.
2. The ECC is concerned with the installation of the pond, and the resulting disturbance within the NYSDEC wetlands and requests the applicant to provide a valid permit prior to subdivision approval.
3. The ECC is concerned with the amount of fill that has been deposited on the property to the close proximity of the NYSDEC buffer zone.
4. The applicant shall supply a grading plan for the proposed new home and relocation of the deer pens.

**Recommendations:**

- A. The ECC notes that the proposed septic system shall have the required separation to the existing septic system on Lot A.**
- B. The Land Conservation (LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.**
- C. With the close proximity of the NYSDEC wetland buffer zone the ECC recommends that the buffer zone should be delineated by split rail fencing or signage.**

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

Old Business - None

New Business –

**2017-001 Stewart's Shops Vischer Ferry / Route 146 - Site Plan**

*Applicant proposes to raze the existing two buildings on the southwest corner of Route 146 and Vischer Ferry Road for the construction of a new 3,675 Sq Ft Stewart's with four multiple product dispensers (eight fueling positions). Project also includes parcel 270.-2-19, 1202 Rt 146, Zoned: B-3, Status: PB Concept Review*

SBL: 270.-2-18

To be reviewed by: MJ Engineering Consultant: Stewart's Shops Applicant: Stewart's Shops

**Recommendations:**

- A. ECC recommends that the plans at least maintain the 22% greenspace currently in place (the proposed greenspace is 15%). The minimum B-3 zoning greenspace requirement is 35%.**
- 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 project includes the installation of storage tanks that may be regulated under the state petroleum or chemical storage regulations. The ECC recommends that the Planning Board require the applicant to provide evidence of registration of these tanks prior to placing in service.**
- D. **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 sensitive environment.**

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

**2017-002 Ravenswood Outdoor Patio - Site Plan**

*Applicant proposes to construct an outdoor patio area (933 SF) along with a new bathroom(72 SF) and new door out of the existing enclosed seating area, 1021 Rt 146, Zoned: B-3, Status: PB Concept Review SBL: 271.-1-17*

To be reviewed by: MJ Engineering Consultant: ABD Applicant: Van Auken Management, LLC

**Recommendations:**

- A. **ECC recommends a “traffic proof” barrier between the parking area and proposed patio.**
- B. **The ECC is concerned with the traffic flow and parking areas that are relative to the proposed patio. The plans should show how the traffic flow and parking will work with the proposed patio.**
- C. **The applicant shall demonstrate that there are sufficient parking spaces on premise for the existing building and proposed patio capacity.**

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

**2017-003 Camp Bow Wow - Site Plan**

*Applicant proposes converting the existing Giffy's BBQ site to Camp Bow Wow, a day care facility for Boarding Dogs. A 3,235 Sq Ft addition will be added to the rear of the existing building and outdoor enclosed play areas will be constructed in the existing parking lot. Overnight boarding, grooming and training will also be provided, 1739 Rt 9, Zoned: B-4A, Status: PB Concept Review SBL: 272.1-2-13.1*

To be reviewed by: MJ Engineering Consultant: ABD Applicant: Northway Romp Station, LLC

**Recommendations:**

- A. **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.**

**B. The ECC recommends the applicant demonstrate how dog waste will be prevented from contaminating stormwater runoff from the project site (Eg. Outdoor play areas). The ECC recommends the waste be directed to a sanitary system.**

A **motion** to adopt this recommendation was made Jim Ruhl seconded by Karl Siverling; 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)