



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 21, 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, Keith Martin, Howard Vipler

ABSENT: Karl Siverling, Raoul Desy, Fred Barthmaier

GUESTS: Shen Students

ANNOUNCEMENTS:

- Next meeting: **Tuesday, March 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 –

2016-053 Hunter 2 Lot Subdivision

Applicant proposes subdividing an existing 3.15 +/- acre parcel into two lots; 1.5 acres and 1.65 acres in order to build a single family home on each. Existing cemetery is to be offered to the Town through an easement for access and maintenance purposes. Existing tennis court will be removed, Clifton Park Center Rd, Zoned: R-1, Status: PB Prelim Review - Poss. Determination

SBL: 271.-3-59

To be reviewed by: MJE Consultant: Bruce Tanski Applicant: Tanski Construction

ECC Recommendations on January 10, 2017:

- A. Due to the proximity of the proposed structures to the existing cemetery (less than 50 feet) and the presence of a State historical marker on the site, the ECC recommends that the planning board consult the Town Historic Preservation Commission regarding the impact of this plan.
- B. The ECC recommends the developer install split-rail fencing along the LC Zone in the back yards of the proposed homes.

Recommendations:

- A. Due to the proximity of the proposed structures to the existing cemetery (less than 50 feet) and the presence of a State historical marker on the site, the ECC recommends that the planning board consult the Town Historic Preservation Commission regarding the impact of this plan.**
- B. The ECC recommends the developer install split-rail fencing along the LC Zone in the back yards of the proposed homes.**
- C. The ECC requests that the Highway Safety Committee review the sight distance requirements for both driveways, as there is a steep bank and existing foliage within the limits of the cemetery.**
- D. 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.**

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

Old Business –

2016-052 99 Restaurant Parking Expansion – Site Plan

Applicant is proposing to add an access aisle on the 1.28 acre lot around the north/northeastern portion of the Ninety Nine Restaurant that will accommodate new parking spaces. The parking would increase from 65 to 88 spaces. This parcel is zoned both TC-3 and TC-4. This property is also SBL 272.-1-42.2, 306 Clifton Park Center Rd, Zoned: TC3, Status: Revised Concept SBL: 272.-1-41.2

To be reviewed by: MJE Consultant: EDP Applicant: DCG

ECC Recommendations on December 6, 2016:

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

Recommendations:

- A. The ECC recommends that the Highway Safety Committee considers a pedestrian crossing signal at the Clifton County Road Crossing to the multi-use trail.**

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

2016-051 Peak Environmental Industrial Park – Site Plan

Applicant proposes to develop the 16.63 acre parcel with Light Industrial buildings, 44 Wood Rd, Zoned: L 1, Status: PB Preliminary Review

SBL: 259.-2-73.12

To be reviewed by: MJE Consultant: Mark Jacobson Applicant: Terry Hubbard

ECC Recommendations on December 6, 2016:

- A. The ECC recommends significant design detail as follows:
 - a. The development should not be located in the NYSDEC wetland buffer.
 - b. Additional excavation of the steep, sandy, unstable slopes present at the site should be immediately stabilized upon excavation.
 - c. The site will disturb more than one acre and will need to obtain and adhere to the NYSDEC construction disturbance permit.
- B. The ECC recommends the grading plan to be submitted and commented on by the NYSDOT.

Recommendations:

- A. The ECC recommends the applicant address the significant design detail as follows:**
 - a. No development should be located in the NYSDEC wetland buffer.**
 - b. Additional excavation of the steep, sandy, unstable slopes present at the site should be immediately stabilized upon excavation.**
 - c. The site will disturb more than one acre and will need to obtain and adhere to the NYSDEC construction disturbance permit.**
- B. The ECC recommends the grading plan to be submitted and commented on by the NYSDOT.**
- C. The Peak Environmental sign immediately adjacent to the Northway property should be examined for compliance with applicable laws and regulations by the Town Code Enforcement Officer.**

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

New Buisiness –

2017-008 Hattlee Rd 4 Lot Subdivision

Applicant proposes to subdivide 10+/- acres into 4 lots for construction of a duplex on each lot. A SUP will be needed to allow for duplex construction in an R-1 zone. The existing house and outbuildings to be demolished, 993 Hatlee Rd, Zoned: R-1, Status: PB Concept Review

SBL: 258.-1-23.1

To be reviewed by: No Review Necessary Consultant: GVG Applicant: Brooks Heritage, LLC

Recommendations:

- A. Prior to any project approval, the ECC requests that the applicant obtain a Jurisdictional Determination of the wetlands by the NYSDEC.**
- B. In general due to the orientation of the proposed structures there is very little usable yard space due to the existing wetlands and buffer requirements.**
- C. The ECC notes that the proposed structure on lot 3 is immediately adjacent to the LC Zone, leaving very little outdoor space. There is a high potential for intrusion into the buffer zone and wetlands by the home owner due to this proposed design.**

D. The ECC requests that topographic elevations should be added to the plans. Including the proposed elevations for the limits of disturbance.

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

2017-004 Belmonte Bonneau Rd 8 Lot Subdivision & 2 Family SUP

Applicant proposes subdividing the existing (4) lots into (8) lots in order to build four(4) two- family homes. Subdivision also includes 27 Bonneau (283.-1-29.13), 31 Bonneau (283.-1-29.12), and 33 Bonneau (283.-1-29.111). Several variances will be required for lot width (1A,1B,2B,3A,3B) Lots 2,3 and 4 are keyhole lots, 25 Bonneau Rd, Zoned: R-1, Status: PB Concept Review SBL: 283.-1-29.14

To be reviewed by: MJE Consultant: EDP Applicant: Belmonte Properties

Recommendations:

- A. Prior to any project approval, the ECC requests that the applicant obtain a final Jurisdictional Determination of the wetlands by the NYSDEC. Based on this initial determination the structures proposed on lots 1A and 2A could be within the NYSDEC wetland buffer zone.**
- B. In general, there is very little usable yard space due to the existing wetlands and buffer requirements. There is a high potential for intrusion into the buffer zone and wetlands by the home owner due to this proposed design.**
- C. The ECC requests that topographic elevations should be added to the plans, including the proposed elevations for the limits of disturbance.**
- D. Groundwater assessment as it relates to structural placement should be established.**

A **motion** to adopt this recommendation was made James Ruhl seconded by Keith Martin; 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)