



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, March 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, Keith Martin, Howard Vipler, Raoul Desy

ABSENT: Karl Siverling, Fred Barthmaier

GUESTS:

**ANNOUNCEMENTS:**

- Next meeting: **Tuesday, March 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 – 1 Projects received – 0 to review.

**Zoning Projects for Environmental Review:** None

**Planning Board**

Public Hearing – None

Old Business –

**2016-050 Zappone Overflow Parking Lot – Site Plan**

*Applicant proposes to construct an asphalt parking lot for the existing 2.2 acre lot adjacent auto dealership., Rt 9, Zoned: B-4A, Status: PB - Revised Conceptual review*

SBL: 266.3-3-10.1 To be reviewed by: MJE Consultant: J. Harding Applicant: Zappone

ECC Recommendations on December 6, 2016:

- A. The ECC recommends due to the amount of impervious surfaces being proposed the applicant shall develop and demonstrate appropriate stormwater management plans and practices for the entire site.
- B. Due to the historical drainage issues on the applicants adjacent lots the stormwater management plan must address mitigations for stormwater.
- C. The ECC recommends stormwater plans for this project should coordinate with any other stormwater projects in the area.
- D. 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. The applicant shall include these plans in the site plan package.

**ECC Recommendations:**

- A. The ECC notes that there have been historic stormwater management failures with the applicant's present complex. The new project increases the impervious surface by approximately 30% of the total impervious area under the applicant's control. The applicant shall provide a comprehensive stormwater management plan for the entire complex including the proposed project in order to assess the requirements and to provide for a full review of the stormwater impacts on the site.**
- B. The ECC notes as per the Town of Clifton park stormwater technician the proposed stormwater management plan utilizing drywell and infiltration facilities at a high infiltration rate without a safety factor may have implications on downstream locations specifically the existing inadequate stormwater management area.**
- C. The ECC recommends the applicant should install sidewalks compatible with the Town plan on having continuous sidewalks along NYS Route 9.**

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

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

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

To be reviewed by: MJE Consultant: ABD Applicant: Van Auken Mgt, LLC

ECC Recommendations on February 7, 2017:

- 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.

**ECC Recommendations:**

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

A **motion** to adopt this recommendation was made Dan Mathias seconded by Keith Martin; 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-3, Status: PB Prelim Review - Poss. Determination SBL: 272.1-2-13.1*  
 To be reviewed by: MJE Consultant: ABD Applicant: Northway Romp Station

ECC Recommendations on February 7, 2017:

- 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.

**ECC Recommendations:**

- A. The ECC notes the concerns of the adjacent businesses including medical practices regarding the potential for noise and noxious odors. The applicant shall demonstrate that their design will address these issues. The patient population (ie. Pregnant women) served by the medical facility have hypersensitivity to these environmental impacts.**

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

**2016-031 DCG Town Plaza Drive Thru – Site Plan**

*Amendment: Applicant proposes to reverse the Drive Thru Lanes that were approved on 8/9/16.*

*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: PB Concept Review SBL: 271.-3-33*

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

ECC Recommendations on January 17, 2017:

- 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.

**ECC Recommendations:**

- A. The plans shall be submitted to the Town Designated Engineer, given the extensive moving traffic through static parking areas adjacent buildings 100, 200 and 300 as well as the left turn from west bound traffic on NYS Route 146.**
- 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 Dan Mathias seconded by Raoul Desy; all in favor, none opposed.

IV. New Business

**2017-010 Rucinski 2 Family Home – Special Use Permit (SUP)**

*Applicant proposes to build a 2 family home in an R-1 zone, 528 Grooms Rd, Zoned: R-1, Status: PB Concept Review SBL: 277.-3-94.2*

To be reviewed by: MJE Consultant: Metzger Applicant: Rucinski

**ECC Recommendations:**

- A. The ECC recommends that the applicant install split rail fencing and / or signage to delineate the existing ACOE wetlands on the project site.**

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

**2017-009 Clifton Park Center Road Apartments**

*Applicant proposes construction of a residential community with access from Clifton Park Center Road and Wall Street. A total of 38 units to be included in 4 buildings on 3.98 +/- acres. Each unit will have its own garage and one additional parking space. An elevated walkway will provide connectivity through the property over the wetland. Provisions for stormwater management will be made on-site. Connections to municipal water and sewer will be made, Clifton Park Center Rd, Zoned: TC2, Status: PB Concept Review SBL: 271.-3-76.1*

To be reviewed by: MJE Consultant: EDP Applicant: Clifton Park Holding Co, LLC

**ECC Recommendations:**

- A. The ECC requests the applicant obtain a wetland jurisdiction designation (i.e. NYSDEC or ACOE).**
- B. When the project moves forward the ECC would like to see further detail of the construction of the proposed boardwalk and how the construction will be limited in the wetlands.**
- C. The ECC notes that the project will 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 Raoul Desy; 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), 31Bonneau (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

ECC Recommendations on February 21, 2017:

- 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.

**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 Dan Mathias seconded by Keith Martin; all in favor, none opposed.

**Discussion Items** – None

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The meeting was adjourned at 9:00 PM.



Respectfully submitted,  
Brian Glick

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