



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, April 4, 2017**

CALL TO ORDER:

Brian Glick, Chairman, called the meeting to order at 7:00 PM in Building Department Conference Room

PRESENT:

Scott Reese, Brian Glick, Sandy Roth, James Ruhl, Keith Martin, Fred Barthmaier, Dan Mathias, Karl Siverling

ABSENT:

Raoul Desy, Howard Vipler

GUESTS:

Joe Dannible – EDP – To present NYSDEC wetland delineation changes for Vistas Phase II. Mary Anne Mariotti possibly interested in becoming an ECC member.

**ANNOUNCEMENTS:**

- Next meeting: **Tuesday, April 18, 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 meetings.
- ZBA – 0 Projects received – 0 to review.

**Zoning Projects for Environmental Review:** - None

**Planning Board**

Public Hearing – None

Old Business –

**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*

ECC Recommendations on 12/6/2016:

- 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.

EDP will present their updated plans that show the extension of the NYSDEC wetlands and 100’ buffer. The buffer now extends over the approved stormwater management area.

**Recommendations:**

- A. **Due to the change in wetland classification and the presence of a 100 foot buffer, the ECC recommends that signage and or split rail fencing shall be installed along the backyard property line along the northern portion of the project site.**

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

**2016-040 National Grid Yard Expansion - Site Plan**

*Applicant proposes to install a gravel parking lot at existing location, 723 Pierce Rd, Zoned: L 1, Status: PB Preliminary Review w/ possible determination SBL: 265.-1-10 To be reviewed by: MJE Consultant: VHB Applicant: National Grid*

ECC Recommendations on 8/9/16:

- A. The wetlands on the property should have the ACOE and NYDEC determine if their agency would want jurisdiction.
- B. The ECC would be interested in the material and or equipment that would be stored on top of the gravel surface because the proposed infiltration trenches allow direct contact to the adjacent wetlands.
- C. The proposed project site is in close proximity to a DEC protected stream. If hazardous materials will be stored on this site, the Applicant must submit a plan for approval addressing handling and storage and spill response to the Town of Clifton Park Environmental Specialist before such materials are stored.

**Recommendations:**

- A. **The previous ECC comments were not addressed by the Applicant, therefore the ECC would like to reinstate the following comments:**
  - i. **The wetlands on the property should have the ACOE and NYDEC determine if their agency would want jurisdiction.**
  - ii. **The ECC would be interested in the material and or equipment that would be stored on top of the gravel surface because the proposed infiltration trenches allow direct contact to the adjacent wetlands. This is especially important due to the discovery of the seasonal high water table in this area.**

- iii. **The proposed project site is in close proximity to a DEC protected stream. If hazardous materials will be stored on this site, the Applicant must submit a plan for approval addressing handling and storage and spill response to the Town of Clifton Park Environmental Specialist before such materials are stored.**
- B. **The ECC is concerned with the proximity of the aquifer that is located in this area given the types of materials that may be stored on this site.**
- C. **The ECC is concerned that the porous pavement is not suitable given the presence of mottling within two feet of the surface and its intended use of heavy equipment.**
- D. **The ECC requests that the applicant submit all permit documentation of the wetland disturbance for ECC review.**

A **motion** to adopt this recommendation was made Keith Martin 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 plans call for a significant tree buffer to be removed. 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 Karl Siverling; all in favor, none opposed.

IV. New Business

**2017-015 Daggett Development 4 Lot Subdivision**

*Applicant proposes to subdivide the existing commercial property that currently has 2 buildings into 4 parcels. Two parcels will be for the two existing buildings and the other 2 will be for potential future development in accordance with the current Hamlet Mixed Use Zone., 1585/1587 Rt 146, Zoned: HM, Status: PB Concept Review SBL: 269.-3-2.2 To be reviewed by: MJE Consultant: Christopher Longo Applicant: Daggett Development Company*

**Recommendations:**

- A. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan and clearly shaded.**
- B. The ECC request that the applicant address the comments that are stated in the ACOE letter, dated March 21, 2017 to the applicant in advance of subdivision approval.**

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

**2017-016 Bonanno Amended Parking Expansion Site Plan**

*Applicant proposes adding additional parking spaces in order to accommodate the previously approved 4800 square foot office building for medical use. 14 new parking spaces are being added, 999 Rt 146, Zoned: B-1, Status: PB Concept Review SBL: 271.6-1-77.1 To be reviewed by: MJE Consultant: ABD Applicant: Bonanno*

**Recommendations:**

- A. The ECC requests the applicant validate the total amount of disturbance around the boundaries of the property and, for those areas that have been disturbed during construction, a plan should be provided to implement a vegetative buffer around the property borders in addition to the proposed spruce trees.**

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

**Discussion Items** – None

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The meeting was adjourned at 8:50 PM.



Respectfully submitted,  
Brian Glick

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