



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

Fred Barthmaier

James Ruhl

Keith Martin

Mary Anne Mariotti

FINAL

MINUTES: **Tuesday, April 17th, 2018**

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

PRESENT: Dan Mathias, Scott Reese, Raoul Desy, Sandy Roth, Fred Barthmaier, Brian Glick, James Ruhl, Mary Anne Mariotti

ABSENT: Keith Martin, Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, May 1st, 2018** 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 Project received – 0 to review

Zoning Board - None

Planning Board

I. Public Hearings

2015-047 Connie Lake Properties (aka The Mill) 2 Lot Subdivision

Applicant proposes to subdivide 2.66+/- acres of land in the Town of Clifton Park and another 1.95+/- acres in the Village of Round Lake for a total of 4.61+/- acres. A portion of Lot 1 is in the Town of Clifton Park and the Village of Round Lake and will contain the existing structure and improvements. Lot 2 is in the Town of Clifton Park and will be for construction of a single family residence with private well and sewer, 97 English Rd, Status: PB Preliminary Review SBL: 250.-2-27 To be reviewed by: MJE Consultant: GVG Applicant: Connie Lake Properties

Recommendations:

1. **The catch basin on the Clifton Park side of Lot 1 does not show a connector.**
2. **There currently exists a stormwater pipe on the Village of Round Lake side of Lot 1 that flows to directly into the wetlands adjacent to Round Lake. It is our understanding that the applicant is in contact with the NYSDEC regarding the existing drainage flows to the DEC Wetlands. The ECC is concerned that the drainage from the Clifton Park portion of Lot 1 will flow into the DEC wetlands and should be addressed by the applicant.**
3. **The ECC notes that the installation of the berm should have measures to minimize any drainage impacts to surrounding properties.**

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

2018-015 Arnold Drive 2 Lot Subdivision

Applicant proposes to subdivide the 1.2 acre parcel into two residential lots., 4 Arnold Dr, Zoned: B-1, Status: PB Concept Review SBL: 271.-1-2.111

To be reviewed by: MJE Consultant: ABD Applicant: Hallmark Property Holdings

Recommendations:

1. **The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan, to the greatest extent practicable.**
2. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.**

A **motion** to adopt these statements was made by Mary Anne Mariotti, seconded by Fred Barthmaier; all in favor, none opposed.

II. Old Business –

2017-058 Rosegate Apartment Building

Applicant proposes to build a 36 Unit three story apartment building on a 3.78 acre parcel with 55 parking spaces. Also includes parcel 271.-3-19.311, Maxwell Dr, Zoned: TC2, Status: PB Concept Review SBL: 271.-3-74.1 To be reviewed by: MJE Consultant: Zdrahal Applicant: Fortress Partners, LLC Last Seen on: 12/12/17

Recommendations:

1. **The extensive grading of this steep site will unquestionably to create erosion threats to Bear Brook 303 (d) classified trout stream. Due to the character of the sites sandy loam soils, extraordinary erosion controls will need to be installed before and during any grading to take place. By weekly inspections will need to be conducted to ensure compliance with the SPDES Permit.**

2. The ECC notes that in some areas adjacent to graded slopes the project calls for 6 to 10 feet of fill. The applicant should provide a description of the approach to prevent settling and erosion of this fill post construction.
3. The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of (the LC Zone, State or Federal Wetlands). 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 these sensitive environments.
4. The ECC notes there is a potential for environmental impacts due to the installation of the sanitary lateral. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.
5. Existing vegetation should be preserved in areas where such growth enhances erosion control.
6. The ECC notes that sensitive environments exist on properties adjacent to the project site, thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.
7. The Applicant should reserve and display on the *site plan* proposal sufficient trails / sidewalks to encourage walkable interconnected trails consistent with the Town Center Plan to accommodate multi-use trails to interconnect the proposed *property* with existing and contemplated trail networks.
8. The Applicant should be encouraged to place the (remaining open space, agricultural lots) into the Conservation Easement Program.

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

III. New Business –

2018-021 Grastorf 2 Lot Subdivision

Applicant proposes to subdivide the 2.14 acre parcel into 2 parcels for single family homes., 118 Appleton Rd, Zoned: CR, Status: PB Concept Review SBL: 270.-1-60

To be reviewed by: MJE Consultant: ABD Applicant: Ron & Judy Grastorf

Recommendations:

1. The ECC can not make any comments on the environmental impacts until the legal matters relative to the subdivision have been determined.

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

Discussion Items - none

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The meeting was adjourned at 8:45 PM.



Respectfully submitted,
Brian Glick

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