



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, May 15<sup>th</sup>, 2018**

CALL TO ORDER:

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

PRESENT:

Dan Mathias, Scott Reese, Brian Glick, Karl Siverling, Raoul Desy, Mary Anne Mariotti

ABSENT:

Keith Martin, James Ruhl, Fred Barthmaier, Sandy Roth

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be **Tuesday, June 5<sup>th</sup>, 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

**2018-021 Grastorf 2 Lot Subdivision**

*Applicant proposes to subdivide the 2.199-acre parcel into 2 parcels for single family homes., 118 Appleton Rd, Zoned: CR, Status: PB Preliminary Review w/possible determination*

SBL: 270.-1-60 To be reviewed by: MJE Consultant: ABD Applicant: Jeff McDonald

**Recommendations:**

1. **The ECC recommends that this application be denied based on 208.16 E(2)(a).
  - a. **For development on less than 10 acres, “A parcel consisting of less than 10 acres may be developed at a maximum density of 1 dwelling unit on 3 acres of unconstrained land.”****
2. **Based on the discovery of “Certificate of Compliance” pertaining to an inground pool located at 118 Appleton Road dated August 9, 1999 and pursuant to building permit number 35944-00 being issued on 6/8/99, the applicant constructed an inground pool resulting in the removal of the property line combining the two lots into one. A pool can not be constructed on a lot without a dwelling.**

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

II. Old Business –

**2017-057 Shenendehowa Medical Park Site Plan**

*Applicant proposes to reconstruct 2 existing one story medical office buildings and modify the existing parking area to provide approximately 90 spaces on 2.8 acres; 989 Rt 146, Zoned: B-1 Status: PB - Revised Conceptual review SBL: 271.6-1-44*

To be reviewed by: MJE Consultant: EDP Applicant: Last Seen on: 11-14-17

**Recommendations:**

1. **The ECC is concerned with the architectural character and how it will be compatible with the surrounding single family residential area.**
2. **In keeping with the established nature of the project area (e.g., green buffers, mature trees, aesthetically pleasing landscape, etc.) and the recommendations of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical, and use landscaping and grading to provide visual and auditory buffering between the project and Route 146 as well as adjacent residential areas.**
3. **Proposed Stormwater Management Areas, proposed building and parking area are in close proximity to residential areas and will require a reduction in existing vegetative buffers.**
4. **Stormwater Management Areas should be built to address water quality and to handle the water quantity from the increase of impervious area. 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 environments.**

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

III. New Business –

**2018-023 Bowman Orchards Farm Store Site Plan**

*Applicant proposes construction of a Retail/ Cold Storage area on an active farm, 141 Sugar Hill Rd, Zoned: CR, Status: PB Preliminary Review w/ Possible Determination*

SBL: 282.-2-27.141 To be reviewed by: MJE Consultant: EDP Applicant: Bowman

**Recommendations:**

- 1. The ECC has no comments at this time.**

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

**2018-025 Ashdown Large Scale PV Facility Subdivision**

*Applicant proposes construction of a 5.3 MW ground-mounted solar energy generating facility. The facility will cover approximately 20.9 acres and surrounded by a 7' fence and an additional road will cover an additional .2 acres. The parcel has a total of 89.79 acres and we are requesting to subdivide into two lots, one lot will be 3.81 acres and the other will be 85.98 acres. (25 & 27 Ashdown Road), Ashdown Rd, Zoned: CR, Status: PB Concept Review SBL: 263.-2-83*

To be reviewed by: MJE Consultant: Borrego Solar Applicant: Borrego Solar

**Recommendations:**

- 1. The ECC had not comment at this time.**

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

**2018-028 Ashdown Large Scale PV Facility SUP**

*Applicant requests a SUP approval from section 208-16 D.(3)(a)[22] for a ground mounted solar array.,*

**2018-026 Ashdown Large Scale PV Facility Site Plan**

*Applicant proposes construction of a 5.3 MW ground-mounted solar energy generating facility. The facility will cover approximately 20.9 acres and surrounded by a 7' fence and an additional road will cover an additional .2 acres.*

**Recommendations:**

- 1. The ECC recommends that the proposed disturbance shall remain out of the NYSDEC Wetland Adjacent Area. The removal of trees and stumps from the LC Zone will significantly reduce the effectiveness of this area as a buffer zone (i.e. eliminate wildlife habitat and stormwater filtration.)**
- 2. All installations shall be screened with an appropriate combination of natural vegetative buffer, landscaping, or other such screening so as to minimize significant adverse environmental, visual and or auditory impacts.**

A **motion** to adopt these statements was made by Mary Anne Mariotti seconded by Dan Mathias; 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)