



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

James Ruhl

Keith Martin

Mary Anne Mariotti

FINAL

MINUTES:

Tuesday, July 3rd, 2018

CALL TO ORDER:

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

PRESENT:

Scott Reese, Brian Glick, James Ruhl, Mary Anne Mariotti, Raoul Desy

ABSENT:

Keith Martin, Dan Mathias, Karl Siverling, Sandy Roth

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, August 7th, 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 – 2 Project received – 0 to review

Zoning Board - None

Planning Board

I. Public Hearings

2017-035 Riggi Miller Road Subdivision

Applicant proposes the construction of 79 single family residential lots, new roads, and associated water, sewer and stormwater. The proposed lots will include carriage lots (10,000 sq ft min), executive lots (16,000 SF min) and estate lots (20,000 SF min.) Water and Sewer will connect to Clifton Park Water Authority and Saratoga County Sewer

District 1. SBL 270.-2.32.112 and 270.-2-38.12 are also included, Miller Rd, Zoned: R-1, Status: PB Preliminary Review SBL: 270.-2-51.2

To be reviewed by: MJE Consultant: Lansing Applicant: V&R, LLC

Recommendations:

- 1. The ECC recommends that lots 9, 10, & 11 be relocated to the community park area, in order to preserve the existing tree line along the horse farm to maintain the character of this vista.**

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

II. Old Business –

2018-024 Neet Automotive Addition - Site Plan

Applicant proposes a small addition to rear of shop to help with work flow, 12 X 28 as well as a small cold storage addition in the front of the shop for parts storage 16 X 50, 2043 Rt 9, Zoned: L 2, Status: PB Prelim Review - Poss. Determination SBL: 259.-2-14.2

To be reviewed by: MJE Consultant: none Applicant: Tim Neet

Recommendations:

- 1. There has been a history of drainage issues with the adjoining properties. The granting of the approval to build outside the building envelope will exacerbate these problems. The ECC recommends the reconfiguration of the structure to avoid additional future problems.**

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

III. New Business –

2018-037 Petraccione 2 Lot Subdivision

Applicant is proposing to subdivide an existing two family home and have each dwelling seperated onto its own lot, 49 Bradt Rd, Zoned: CR, Status: PB Concept Review

SBL: 263.-1-41

To be reviewed by: MJE Consultant: none Applicant: MAAT Services, LLC

Recommendations:

- 1. The ECC recommends that the Palnning Board to require the applicant to demonstrate the feasiblity of installing one septic system on each lot, to pre-plan for a system if or when it fails.**

- 2. The ECC recommends there be a septic system maintenance agreement for the existing system between the two owners.**

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

2018-038 Sunshine Landscaping Site Plan

Applicant proposes building a new landscaping materials supply and storage facility with accessory retail and equipment storage facility with approximately 52,260 sf of building coverage area proposed for the site. There will be Approximately 172 parking stalls for the project. Access to the site is proposed by two curb cuts along Tanner Road and a connection to an existing driveway (21st Century Park Rd) on NYS Route 146. The site will be served by an existing waterline through the CPWA and an existing sewer main through the Saratoga County Sewer District. Stormwater will be managed on-site, Rt 146, Zoned: B-5, Status: PB Concept Review

SBL: 270.-2-3.11

To be reviewed by: MJE Consultant: GVG Applicant: Richard Mollnow

Recommendations:

- 1. The ECC requests the applicant provide detailed plans / information concerning any installation of storage tanks or facilities that may contain or house hazardous materials.**
- 2. If hazardous materials are to 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 Stormwater Management Technician before such materials are stored.**

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

2018-039 Deuel Longkill Rd 7 Lot Subdivision

Applicant proposes to subdivide 5.3 acres into 7 lots with a cul de sac. There is an existing house which will be situated on one of the new lots. The remaining new lots will be for construction of single family homes. All lots to be served by new utilities, Longkill Rd, Zoned: R-1, Status: PB Concept Review

SBL: 250.-1-2.2

To be reviewed by: MJE Consultant: GVG Applicant: Herbing Construction, LLC

Recommendations:

- 1. The ECC recommends that the project maintain tree preservation practices to the greatest extent practicable.**
- 2. ECC requests that the applicant to depict any wetlands on the plot plan.**
- 3. ECC requests the applicant provide a 15 wide multi-use trail easement along Longkill Road.**

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

2018-040 Proctor Riverview Rd 5 Lot Subdivision

Applicant proposes to subdivide 32.07 acres into 5 lots. Lot A (.92 acres) will retain the existing house, barn, well and septic system. Lots B,C,D, and E will be for construction of single family homes. Each lot will have on site septic systems and wells. There will be a common driveway for access to Riverview Road with a common ingress/egress and utility easement, 239 Riverview Rd, Zoned: CR, Status: PB Concept Review SBL: 288.-1-40.1

To be reviewed by: MJE Consultant: GVG Applicant: Fred Proctor

Recommendations:

- 1. ECC requests the applicant provide a 15 wide multi-use trail easement along Riverview Road.**
- 2. Existing septic system shall be shown on the plans for the 1847 Farm House.**
- 3. ECC recommends that subsurface geological study (test pits) shall be made to determine feasibility of proposed well and proposed septic system locations.**

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

2018-041 Masseria/Santoro 7 Lot Subdivision

Applicant proposes to subdivide 35.3 acres into 7 lots for construction of single family homes. The smallest lot will be 2.76 acres and the largest will be 8 acres. Each lot will have on site septic and wells. There will be 2 common driveways for access to Hubbs Road with a small amount of wetland disturbance to construct the driveways, Hubbs Rd, Zoned: CR, Status: PB Concept Review SBL: 258.-1-44.21

To be reviewed by: MJE Consultant: GVG Applicant: Craig Monroe

Recommendations:

- 1. The ECC is very concerned with the amount of disturbance to existing wetlands to access the proposed 5 lots on the upland areas of the property. Crossing the ACOE wetlands to these houses could obstruct drainage patterns and natural flow for the extensive wetlands to the West and the surrounding area.**
- 2. The extent of the wetlands is indicative of the difficulty these houses may have in lot, roof and basement drainage.**
- 3. Information on who completed the wetlands delineation and when was made should be provided. A jurisdictional determination for wetlands is required.**

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

Discussion Items - none

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The meeting was adjourned at 9:30 PM.



Respectfully submitted,
Brian Glick

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