



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, August 7th, 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, Raoul Desy, Keith Martin, Dan Mathias, Sandy Roth

ABSENT: Mary Anne Mariotti, Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, September 4th, 2018** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 3 Project received – 0 to review

Zoning Board –

Planning Board

I. Public Hearings

2018-026 Ashdown Large Scale PV Facility Site Plan, Subdivision, and Special Use Permit

Applicant proposes construction of a 5.3 MW ground-mounted solar energy generating facility. The facility will cover approximately 20.9 acres and will be surrounded by a 7' fence and a road will cover an additional .2 acres. An existing duplex on the property is proposed to be subdivided out onto its own 3 +/- acres. 25 & 27 Ashdown Road, Zoned: CR, Status: PB Prelim Review w/ Poss. Determination SBL: 263.-2-83

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

Recommendations:

1. **In our minutes of May 15, 2018, the ECC recommended 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. **The ECC therefore recommends that the project not proceed upon the recommendations of NYSDEC and ACOE. NYSDEC and ACOE clearly indicate that the applicant avoid intrusion into the 100' buffer adjacent area and the ACOE jurisdictional wetlands. Until receipt of revised plans, this project shall not proceed forward. Intrusion into the buffer zone by the applicant has not been justified nor have alternatives been explored.**
3. **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.**
4. **Although if it is not essential for project approval, the ECC urges the applicant to consider the development of a pollinator – friendly planting plan which would provide habitat for bees butterflies and other wildlife.**
5. **If the Special Use Permit is ultimately approved, the ECC recommends that the applicant and the Town Board work together to facilitate Town ownership of the remaining area of the parcel.**

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

2018-037 Petraccione 2 Lot Subdivision

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

SBL: 263.-1-41

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

Recommendations:

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

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

II. Old Business –

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 w/ Possible Determination 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, and in turn the community park should be relocated where these lots are currently situated. The benefit of this redesign is it will preserve the existing tree line along the horse farm and maintain the character of this vista with minimal impact to the overall project.**

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

2018-007 146A Holdings LLC Residential Subdivision

Applicant proposes the development of 17 single family residential lots and associated water, sewer, and stormwater infrastructure. Water will be provided by an extension of the CPWA main located along the west side of Route 146A. Sanitary Sewer will be provided by either gravity or forcemain connection to the existing gravity sewer located in Stratford Drive and /or Marlboro Drive. Access to the lots will be provided by two new roads connecting to Route 146., Rt 146A, Zoned: CR, Status: PB - Revised Conceptual review
SBL: 265.-3-7.11

To be reviewed by: MJE Consultant: Lansing Applicant: 146A Holdings, LLC

Recommendations:

- 1. The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be clearly identified on the plot plan.**
- 2. In addition, classified streams located in the town of Clifton park have been identified and or mapped by the NYSDEC require a 50 foot adjacent buffer area of each side of the outer bank of the highwater mark (208-69.1.A(2)). This buffer zone shall be clearly marked as well. This area shall be deed restricted.**
- 3. Because permanent open space is proposed the project must include 25% of the unconstrained land of the parcel. The ECC requests that the proposed open space be clearly delineated on the project plans.**
- 4. The ECC recommends that the Permanent Open Space on the plan shall be donated and deeded to the Town of Clifton Park.**

A **motion** to adopt these statements was made by Jim Ruhl, seconded by Dan Mathias; 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 - Revised Conceptual review

SBL: 270.-2-3.11

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

Recommendations:

- 1. The ECC has no comments currently.**

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

III. New Business –

2018-044 Azadivatan 2 Lot Subdivision

Applicant proposes subdividing a 7.09-acre lot into 2 lots. Lot A will be 2.51 acres and Lot B will be 40.58 acres. The applicant proposes to use Lot B to build a single-family home for herself that will be consistent with the adjacent R-1 zoning requirements. Lot A will continue to be used for commercial purposes. Access and utilities easements will be put in place on lot A for access and utilities to Lot B (as noted on the subdivision), 521 Vischer Ferry Rd, Zoned: B-3, Status: PB Concept Review

SBL: 271.-1-5

To be reviewed by: MJE Consultant: ABD Applicant: Azadivatan

Recommendations:

- 1. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.**

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

2018-045 Grooms Large Scale PV Facility Site Plan

Applicant proposes construction of a 9.2 MW ground-mounted solar energy generating facility. The facility will cover approximately 33.09 acres, and be surrounded by a 7' fence and associated road will cover approximately an additional 1.4 acre., 753 Grooms Rd, Zoned: CR, Status: PB Concept Review

SBL: 276.-2-30.1

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

Recommendations:

1. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) *shall* be identified on the plot plan.
2. The ECC recommends that the proposed disturbance shall remain out of the NYSDEC Wetland Adjacent Area and more importantly out of the existing wetlands. 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.)
3. 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.
4. Although if it is not essential for project approval, the ECC urges the applicant to consider the development of a pollinator – friendly planting plan which would provide habitat for bees buterflies and other wildlife.
5. The conservation residential zone was established to provide and maintain land arae to promote open space an agricultuaral uses and activites to sistain the ruaral chaarcter of the predomineatly natural, agricultural and low intensity residential setting as such the preservation of costrained land (eg. Wetlands, etc.) is required in residential development projects within this zone. This project shall be consistant with that practice. Therefore the placement of solar panels within constrained land areas on the parcel should be prohibited.

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

2018-046 Grooms Large Scale PV Facility SUP

Applicant requests a SUP approval from section 208-16 D.(3)(a)[22] for a ground mounted solar array, 753 Grooms Rd, Zoned: CR, Status: PB Concept Review SBL: 276.-2-30.1

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

Recommendations:

1. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) *shall* be identified on the plot plan.
2. The ECC recommends that the proposed disturbance shall remain out of the NYSDEC Wetland Adjacent Area and more importantly out of the existing wetlands. 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.)
3. 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.
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preservation of constrained land (eg. Wetlands, etc.) is required in residential development projects within this zone. This project shall be consistent with that practice. Therefore the placement of solar panels within constrained land areas on the parcel should be prohibited.

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

Discussion Items – Dan Mathias recognized Sandy Roth’s birthday was this past Sunday.

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The meeting was adjourned at 9:08 PM.



Respectfully submitted,
Brian Glick

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