



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, September 18th, 2018**

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

PRESENT: Scott Reese, Brian Glick, James Ruhl, Keith Martin, Dan Mathias, Mary Anne Mariotti, Karl Siverling

ABSENT: Raoul Desy, Sandy Roth.

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, October 2nd, 2018** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 0 Project received – 0 to review

Zoning Board – None

Planning Board

I. Public Hearings

2018-032 Vistas West 2 Lot Subdivision

Applicant proposes to adjust lot lines to incorporate a newly acquired parcel into the already approved subdivision. Project 2015-039 Vistas West (aka Levy Subdivision), Rt 146, Zoned: CR, Status: PB Preliminary w/possible determination SBL: 270.-2-3.2

To be reviewed by: MJE Consultant: EDP Applicant: Vistas West Development

Recommendations:

1. **There is an increase in the overall density of the project. The ECC recommends that the Planning Board and the applicant agree to an increased amenity.**
2. **The ECC recommends that the existing curb cut onto NYS Route 146 to be removed in compliance with the existing plan.**

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

II. Old Business –**2017-049 Earl Route 146 PDD -Site Plan**

Applicant proposes the construction of a Planned Development District that will include 14 single family condominium buildings, 5-2 unit condominium buildings(10 condominium units), 27- 4 unit condominium buildings(108 condominium units), and club house associated parking. The overall PDD size approximately 23.5 +/- acres and is predominately wooded. Stormwater will be managed on-site in accordance with NYSDEC requirements. The proposed sewer connection is located along Route 146 and the water connection is located along the Route 146A entrance. The PDD encompasses 23.5. In addition, a 4.19 acre parcel is being offered in a dedicated conservation area. Acres. The PDD was approved on August 20, 2018 by the Local Law No. 200 of 2018 of the Town of Clifton Park Town Board, Rt 146 & 146A, Zoned: PDD, Status: PB Preliminary Review SBL: 271.-1-16

To be reviewed by: MJE Consultant: Lansing Applicant: Rt 146& 146A Properties

Recommendations:

1. **The ECC is concerned with the impacts that the proposed project will have on the existing traffic conditions in the immediate vicinity. According to the most current data per the NYSDOT, the accident rate at the intersection of NY 146 and 146A is 62% higher than the expected rate for similar types of roads / intersections in NYS. The peak traffic volume for the project adds 75 trips per peak hour which is 26% of the proposed parking spaces. The ECC recommends that the Town Engineer and the Town's highway safety committee validate the proposed Traffic Study estimates.**
2. **The ECC is concerned with the amount of the proposed impervious surfaces for this PDD. In order to reduce the impervious area, the ECC suggests that the pavement be reduced and consider alternate driveway surfaces (ie porous pavement or pavers that allow infiltration). The ECC recommends that the PDD utilize green infrastructure practices.**
3. **The ECC is concerned with the proximity of the proposed structures 9, 10, & 28 to the steep slopes that drain to the Dwaas Kill.**
4. **The ECC is concerned with safety of the proposed Route 146 access road's proximity to the on ramp to NYS Route 146A.**
5. **The ECC is concerned with the proposed wetland disturbance and the lack of details on the proposed plans. The proposed retaining walls along Road B station 9+00 appear to block drainage flow from the West. Natural drainage flow should not be impeded. The proposed plans should include the complete details of the proposed retaining walls and the wetland alterations, prior to Planning Board approval.**

- 6. The ECC requests an ROW trail and trail improvement plan for the Dwaas Kill ravine to connect to existing trails and sewer service dirt roads to the north of the ravine.**

A **motion** to adopt these statements was made by Dan Mathias, seconded by Keith Martin; 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 Prelim Review - Poss. Determination SBL: 270.-2-3.11

To be reviewed by: MJE Consultant: Lansing Applicant: R. Mollnow

Recommendations:

- 1. The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) and jurisdiction (eg. NYSDEC or ACOE) shall be identified on the plot plan.**
- 2. The ECC recommends that the P. Arnold Historic Site and the existing wetlands be delineated by split rail fencing in order to prevent access to the sensitive areas.**

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

III. New Business –

2018-052 Wall Street Office Building – Site Plan

Applicant proposes construction of a 11,790 +/- square foot 2 story commercial office building which will be an ancillary building to the 39-unit apartment building fronting Clifton Park Center Road as the management office for the apartment building will be located in the office building. Provisions for stormwater will be made on site. Connections to municipal water and sewer will be made, Clifton Park Center Rd, Zoned: TC2, Status: PB Concept Review SBL: 271.-3-76.1

To be reviewed by: MJE Consultant: ABD Applicant: 451 Clifton Park Center Rd, LLC

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.

- 3. The Applicant shall submit a Stormwater Management Plan for review by the Town's Engineer.**

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

2018-054 939/943 Route 146 2 Lot Subdivision

Applicant proposes to subdivide the existing office park into 2 separate parcels. Each parcel will have frontage on NYS Route 146. Reciprocal easements for ingress/egress, parking, utilities and stormwater infrastructure will be established. The applicant will dedicate the appropriate water and sewer infrastructure to CPWA and SCSD as required to avoid the creation of a transportation corporation or extension of new laterals to the newly subdivided parcel. Easement for the ownership of these mains will be established. The current built and approved project has obtained all appropriate approvals and permits needed. Due to the built environment many area variances will be needed to allow for the subdivision of these parcels constructed, 943 Rt 146, Zoned: B-1, Status: PB Concept Review SBL: 271.-2-27

To be reviewed by: MJE Consultant: EDP Applicant: DCG Development

Recommendations:

- 1. The Applicant must indicate the proposed amount of greenspace for each parcel for this project.**

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

Discussion Items – The ECC discussed the letter on Solar Projects within the Western GEIS and came upon agreement that the letter should proceed with general comments and revisions.

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

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The meeting was adjourned at 8:54 PM.



Respectfully submitted,
Brian Glick

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