



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

MINUTES:

Tuesday, January 2, 2018

CALL TO ORDER:

Brian Glick, Chairman, called the meeting to order at 7:00 PM in Conference **Room B**.

PRESENT:

Keith Martin, Raoul Desy, Mary Anne Mariotti, Brian Glick, Dan Mathias, Sandy Roth, Scott Reese, Karl Siverling, James Ruhl

ABSENT:

Fred Barthmaier

GUESTS:

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, February 6th, 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 – 1 to review.

Zoning Board

I. New Business –

Kasselman Solar – 421 Riverview Road

*Applicant requests SUP approval per section 208-79 E.(3) for a ground mounted solar array in a **CR Zone**. Total array area = 2 x 325 sf = 650 sf. Ground mounted solar arrays are an allowed use in a CR with SUP approval.*

Recommendations:

1. **The ECC requests that, if this project is approved, the installation should be screened with an appropriate combination of natural vegetative buffer, landscaping or other screening and the installation shall be sited so as to minimize significant adverse visual and or auditory impacts (208-79) (E) Standards for Special Use Permits (3)(b)(1).**

- 2. **The Planning Board should request that the applicant demonstrate the need for the proposed solar array based upon the energy load to be powered by the installation. (208-79) (E) Standards for Special Use Permits (3)(a)(4).**

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

Planning Board

I. Public Hearings –

2017-052 Peabody 2 Lot Subdivision

Applicant proposes to subdivide the existing 1 acre parcel into two parcels to be used for single family homes, 757 Carlton Rd, Zoned: R-1, Status: PB Prelim Review w/ possible determination. SBL: 265.5-1-2

To be reviewed by: MJE Consultant: Advanced Engineering Applicant: Peabody

ECC Recommendations on 10/17/17:

- 1. The ECC notes that septic information is not present on the plans. Specifically, the proposed connection for the proposed lot and the location of the septic on the existing lot.
- 2. The ECC suggests that if the existing lot is not connected to the public sewer then it should be required.
- 3. Further comments will follow with more detail.

Recommendations:

- 1. **Assuming the applicant connects to the public sewer the ECC has no further comments.**

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

III. Old Business –

2017-056 Adirondack Office Suites – Site Plan

Applicant proposes to construct a 45' x 102.5' detached garage in the rear of the property with driveway access to Commerce Drive. Site consists of an existing office building with utility connections and 17 parking spaces. Building area is 4,612 sf of the 39,295+/- sf, 282 Ushers Rd, Zoned: L 2, Status: PB Preliminary review w/ possible determination SBL: 259.-2-38

To be reviewed by: MJE Consultant: GVG Applicant: Charles Reinemann

ECC Recommendations on 11/08/17:

- 1. The ECC is concerned with the intended use of the garage. This question relates to what type of facilities are needed and what environmental impacts may occur.

Recommendations:

- 1. **The Applicant shall comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Environmental Specialist.**
- 2. **If hazardous materials will 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 Environmental Specialist before such materials are stored.**

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

2017-009 Clifton Park Center Road Apartments

Applicant proposes construction of a residential community with access from Clifton Park Center Road and Wall Street. A total of 38 units to be included in 4 buildings on 3.98 +/- acres. Each unit will have its own garage and one additional parking space. An elevated walkway will provide connectivity through the property over the wetland. Provisions for stormwater management 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: EDP Applicant: Clifton Park Holding Co, LLC

ECC Recommendations on 03/07/17:

1. The ECC requests the applicant obtain a wetland jurisdiction designation (i.e. NYSDEC or ACOE).
2. When the project moves forward the ECC would like to see further detail of the construction of the proposed boardwalk and how the construction will be limited in the wetlands.
3. The ECC notes that the project will result in intrusion into the LC Zone. The applicant must file for an Application for Approval of Work To Be Done in the LC Zone with the Town of Clifton Park.

Recommendations:

1. **The ECC recommends placing split rail fencing and signage along the wetland boundaries.**
2. **The ECC recommends including the protection of the existing wetlands with deed restrictions.**
3. **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 other properties on the eastern boundary of the site.**
4. **The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan by requiring tree preservation during the site plan review and project construction. The applicant should utilize a landscape architect or a professional tree expert to identify key trees to conserve and present their findings to the Planning Board as part of the review process.**

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

2017-021 Abele 14 Lot Subdivision and Duplex SUP

Applicant proposes construction of 14 Duplex Units on a private road to be connected to John J McKenna IV Way. After construction of the duplex buildings, each building will be subdivided down the common wall so each side can be individually owned. A homeowner association will own and maintain the roadway. Christinamarie Dr, Zoned: R-1, Status: PB Concept Review SBL: 284.-1-10.21

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

ECC Recommendations on 08/01/17:

1. ECC requests the applicant provide a standard lot layout of single family residential lots as per the R-1 Zoning.
2. Due to the existing topography there appears that significant grading will be necessary to provide buildable lots. Applicant shall include a grading plan for the R-1 zoned standard lot layout in order to assess the feasibility of this proposal.

Recommendations:

1. **ECC requests the applicant provide a standard lot layout of single family residential lots as per the R-1 Zoning.**
2. **Due to the existing topography there appears that significant grading will be necessary to provide buildable lots. Applicant shall include a grading plan for the R-1 zoned standard lot layout in order to assess the feasibility of this proposal.**
3. **The ECC notes that eight proposed lots do not meet the minimum required size (20,000 Square Feet) for single family homes and duplexes are being proposed on these lots.**
4. **The ECC would like to reiterate the comments above and are in agreement of the State Environmental Quality Review and Full Environmental Assessment Form comments by MJ Engineering, dated December 27, 2017.**
5. **Due to the Deed Restrictions noted on the plan, the ECC recommends that this project be rejected as proposed, due to the environmental impacts.**

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

IV. New Business – None

Discussion Items – The ECC would like to recommend the Friends of Clifton Park Open Space for the Environmental Stewardship Award.

Recused – James Ruhl and Dan Mathias

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The meeting was adjourned at 8:50 PM.



Respectfully submitted,
Brian Glick

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