



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 16, 2018**

CALL TO ORDER: Brian Glick, Chairman, called the meeting to order at 7:00 PM in Conference **Room C**.

PRESENT: Keith Martin, Mary Anne Mariotti, Brian Glick, Dan Mathias, Sandy Roth, Scott Reese, Karl Siverling, Fred Barthmaier

ABSENT: James Ruhl, Raoul Desy

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 – 1 Project received – 1 to review.

Zoning Board

I. New Business –

Abele Northside, LLC – Fire Road

Applicant requests subdivision of parcel into 3 lots. Applicant is requesting variances for building setbacks and lot sizes. “35’ height limit, 35% greenspace required (both believed to be met by all new lots)”. Area is zoned B-4 Highway Business

Recommendations:

1. **The ECC requests that the applicant provide the total greenspace percentages for each individual proposed subdivided lot within the Town of Clifton Park to verify that each meets the zoning requirements.**

- 2. The Zoning Board should require that the applicant demonstrate that there is a workable operations plan for stormwater management prior to granting the variances for subdivision.**

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

Planning Board

- I. Public Hearings – none

III. Old Business –

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.

ECC Recommendations on January 2, 2018:

- 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 –

2017-049 Earl Route 146 Planned Development District

Applicant proposes a mix of semi-detached condominium units and single-family homes for a total of 132 units. The project may also include a 3,000-sf clubhouse building, Rt 146 & 146A, Zoned: B-3, Status: Referral from Town Board for a recommendation.

SBL: 271.-1-16

To be reviewed by: Consultant: Lansing Applicant: Mr. Scott Earl

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 proposal. In order to reduce the impervious area, the ECC suggests that the pavement be reduced and consider alternate driveway access.**
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. **A portion of the proposed project resides within the R1 zoning district. The proposed density of the project within this area is inconsistent with the character of the existing R-1 neighborhood.**

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

Discussion Items –

The ECC is currently composing a letter to the Planning Board, ZBA, town board for clarification and implementation of the TC6-Boulevard Zone of its Visual impacts upon the adjacent OS-Zone public open space.

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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)