



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

FINAL

MINUTES: **Tuesday, February 20th, 2018**

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

PRESENT: Keith Martin, Mary Anne Mariotti, Dan Mathias, Sandy Roth, Scott Reese, James Ruhl

ABSENT: Raoul Desy, Brian Glick, Karl Siverling, and Fred Barthmaier

GUESTS:

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, March 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 – 3 Project received – 0 to review.

Zoning Board - none

Planning Board

I. Public Hearings

2018-004 Firehouse Rd Associates Subdivision

Applicant proposes to subdivide a 6.11-acre parcel into 3 commercial lots. Project also involves Tax ID # 272.9-1-10,11&38.1, 1712-1718 Rt 9, Zoned: B-4, Status: PB Preliminary Review w/ possible determination.

SBL: 272.9-1-21.1

To be reviewed by: MJE Consultant: EDP Applicant: Firehouse Road Associates

ECC Recommendations on January 16th, 2018 for Zoning Board

1. The ECC requests that the applicant provides 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.

Recommendations:

- 1. The Planning Board should verify if the two recommendations above were addressed by the Zoning Board.**

A **motion** to adopt these statements was made by Keith Martin seconded by James Ruhl; 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 SBL: 270.-2-51.2

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

ECC Recommendations on September 5th, 2017:

1. The ECC is concerned who will own the open spaces shown on the plans.
2. The ECC notes on lot C-36 the encroachment of the LC Zone on lot significantly reduces the buildable area.
3. The ECC notes the lots along the easterly border of the property should incorporate a buffer. 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 other properties.

Recommendations:

- 1. The ECC requests that the applicant extends the Conservation Easement to include the stream (drainage corridor) between the ACOE Wetland and the NYSDEC wetland at the northwest corner of the roads C and D. so as to ensure that there is no alteration or obstruction that can directly impact the drainage corridors physical characteristics and biological properties.**
- 2. The ECC recommends the applicant install signage along the borders of the Conservation Easement.**

3. **The standard for R-1 Zoning requires a minimum of 20,000 square feet per dwelling. Although on average the lot size per dwelling exceeds this standard many of the lots are 10,000 square foot lots or less. This has impacts in terms of setbacks, traffic, and other factors. This undermines the intent of the R-1 Zone.**
4. **The ECC recommends that all lands not included in the cluster subdivision building lots, be set aside as permanent open space or dedicated to the town.**

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

2017-044 CPC Regal Out Parcel Mixed Use Building (aka Park Tower) - Site Plan

Applicant proposes to construct a 6,600 sf footprint mixed use four story building. The project will reconfigure a portion of the existing parking lot resulting in a net loss of 10+/- spaces(16 spaces total) . Building will connect to public water and sewers.

Stormwater will be managed on-site. Total Acreage 5.33, 42 Clifton Country Rd, Zoned:

TC2, Status: PB Preliminary Review

SBL: 272.-1-45.2

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

ECC Recommendations on September 5th, 2017:

1. Due to the interconnection of the proposed project and the adjacent properties, the applicant should provide a stormwater management plan for the individual proposed project.
2. In keeping with the Town Center Plan the applicant shall incorporate a multi-use trail (paved) along the western border of the proposed project that gives direct access to the Town Skateboard Park.
3. The ECC requests the applicant to provide a continuous tree buffer along Clifton County Road.

Recommendations:

1. **The ECC is concerned that the design as shown undermines the intent of the TC6 boulevard zone to show case the large lawns, shade trees, planted medians and a multiuse path as a park like setting. The ECC outlined their concerns relative to implementation of the Town Center Plan in a previous letter to the Planning Director on February 12, 2018.**
2. **The ECC recommends that applicant create a bicycle, pedestrian friendly commercial center with connection to adjacent neighborhood.**
3. **The ECC notes that the Town Center TC6 Boulevard Zone has a stated green space goal of a minimum of 10%. It appears that the plan does not address this. The ECC requests the applicant provide a continuous tree buffer along Clifton County Road.**
4. **The ECC recommends that the Planning Board carefully review the visual impact of the 4-story tower element and consider possible modification in order to ensure that the aesthetics will be acceptable.**

- 5. **CPC Regal Out Parcel Mixed Use Building is located at one of the primary vistas in the Boulevard Zone. ECC is concerned that the project as proposed detracts from a park like setting as envisioned on the Town Center Plan.**

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

III. New Business—

2018-009 Muller Ashdown Rd 3 Lot Subdivision

Applicant proposes to create 3 single family residential lots with associated water, sewer and stormwater infrastructure. One lot will contain the existing single family residence. The two new lots will be used for new single family residences. Septic and well services will be used for each new lot. The parcel to be subdivided is 9.84 acres. Access to the lots will be provided by private and shared driveway, 84 Ashdown Rd, Zoned: CR, Status: PB Concept Review SBL: 263.-2-16

To be reviewed by: MJE Consultant: Lansing Applicant: Bill Muller

Recommendations:

- 1. **The applicant should indicate what will happen with the unconstrained lands (e.g. public or private deed open space).**
- 2. **The applicant shall demonstrate that the proposed plan conforms with the Western Clifton Park Land Conservation Design Guidelines.**

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

Discussion Items - none

* * * * *

The meeting was adjourned at 9:40 PM.



Respectfully submitted,
Dan Mathias

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