



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, March 20th, 2018**

CALL TO ORDER: Brian Glick, called the meeting to order at 6:30 PM in Conf. Room C.

PRESENT: Keith Martin, Mary Anne Mariotti, Dan Mathias, Scott Reese (here at the beginning), James Ruhl, Raoul Desy, Brian Glick

ABSENT: Sandy Roth, Karl Siverling, and Fred Barthmaier

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, April 3rd, 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 – 4 Project received – 1 to review
- Discussed the letter from John Scavo to the Planning Board regarding use of the CR Zone.
- Dan Mathias attended the Second Town Center Plan Committee. Discussion pertaining to ECC request for involvement.

Zoning Board

Variance #81162 Prestige Commerce Center

Scheduled for ZBA Meeting 4/3/18

Applicant requests setback variances in LI-2 Zone. Section 208-65 E. (2) Requires a 25' setback for parking and the area is to be a planted buffer. Both proposed lots will require both variances (2 for 1926 Rt. 9 and 2 for 1928 Rt. 9).

Recommendations:

1. **The ECC has concerns the applicant has not completed the storm water plan as previously approved. This proposed subdivision has distinct environmental impacts on the Dwaas Kill, being a Class A Trout stream and currently listed on the NYS Registry of Impaired Waterways. This unique classification is due in large part to siltation into the stream.**
2. **In evaluating this application, the Zoning Board is required to weigh the benefits of the variants against any detriment to the health, safety and welfare of the neighborhood or community by such sanction. Because the storm water management has not been completed, the existing conditions are a potential detriment to the Dwaas Kill and the Town of Clifton Park. Therefore, no other approvals or modifications to this parcel should be considered until the stormwater management plan is fully implemented and construction has been completed on the retention basin.**

A **motion** to accept these statements was made by Keith Martin seconded by James Ruhl; all in favor, none opposed.

Planning Board

I. Public Hearings

2018-005 Pagoda Grooms Rd 2 Lot Subdivision & Special Use Permit

*The applicant proposes to subdivide 2.61+/- into 2 lots. Lot 532A will be 1.32+/- acres and Lot 532 B will be 1.29+/- acres. Both are for construction of duplexes. Each lot will have its own public utility connections and both lots will share one curb cut to Grooms Road. An area variance for each lot was granted on January 2, 2018, 532 Grooms Rd, Zoned: R-1, Status: PB Preliminary Review w/ possible determination. SBL: 277.-3-96
To be reviewed by: MJE Consultant: GVG Applicant: Pagoda Associates 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 Dan Mathias; all in favor, none opposed.

II. Old Business – None

III. New Business –

2018-017 Prestige Motors Subdivision

*Applicant proposes a subdivision of each building onto its own lot with common access and and maintenance for access parking, utilities and stormwater management, 1926/1928 Rt 9, Zoned: L 2, Status: PB Concept Review SBL: 259.-2-108
To be reviewed by: MJE Consultant: ABD Applicant: Prestige Commerce Center, LLC*

Recommendations:

- 1. The ECC has concerns the applicant has not completed the storm water plan as previously approved. This proposed subdivision has distinct environmental impacts on the Dwaas Kill, being a Class A Trout stream and currently listed on the NYS Registry of Impaired Waterways. This unique classification is due in large part to siltation into the stream.**
- 2. In evaluating this application, the Zoning Board is required to weigh the benefits of the variants against any detriment to the health, safety and welfare of the neighborhood or community by such sanction. Because the storm water management has not been completed, the existing conditions are a potential detriment to the Dwaas Kill and the Town of Clifton Park. Therefore, no other approvals or modifications to this parcel should be considered until the stormwater management plan is fully implemented and construction has been completed on the retention basin.**

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

2018-015 Arnold Drive 2 Lot Subdivision

Applicant proposes to subdivide the 1.2 acre parcel into two residential lots., 4 Arnold Dr, Zoned: B-1, Status: PB Concept Review

SBL: 271.-1-2.111

To be reviewed by: MJE Consultant: Harold Berger Applicant: Hallmark Property Holdings, LTD

Recommendations:

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.

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

Discussion Items - none

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The meeting was adjourned at 8:10 PM.



Respectfully submitted,
Brian Glick

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