



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, April 3rd, 2018

CALL TO ORDER:

Dan Mathias, called the meeting to order at 6:30 PM in Conf. Room C.

PRESENT:

Keith Martin, Dan Mathias, Scott Reese, Raoul Desy, Sandy Roth, Karl Siverling, and Fred Barthmaier

ABSENT:

Brian Glick, James Ruhl, Mary Anne Mariotti

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, April 17th, 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 – 0 Project received – 0 to review

Zoning Board - None

Planning Board

I. Public Hearings

2018-009 Muller Ashdown Rd 3 Lot Subdivision

Applicant proposes the construction of 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 single family residences. Septic and well services will be used for each new lot. The existing lot contains septic and well services. Access to the lots will be provided by private and shared driveways, 84 Ashdown Rd, Zoned: CR, Status: PB Preliminary

Review w/possible determination SBL: 263.-2-16

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

ECC Recommendations on February 20, 2018:

- 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.

Recommendations:

- 1. **The proposed well on lot 3 is down slope from the proposed raised septic on lot 2. Applicant to verify if the location of the proposed septic system on lot 2 meets the required separation distance of 200 feet from the proposed well on lot 3.**
- 2. **In keeping with the rural nature of the project area and the recommendations of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and use landscaping and grading to provide visual and auditory buffering between lot 3 and adjacent agricultural activities.**

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

II. Old Business – None

III. New Business –

2018-020 The Hamlet of Clifton Park Apartments

Applicant proposes construction of a 4 story 48 unit apartment building with parking on a portion of the first floor in the rear and apartments on the first floor along Clifton Country Road. Upper 3 floors will be all apartments. Free standing garage structure is also proposes, 457 Clifton Park Center Rd, Zoned: TC-2, Status: PB Concept Review SBL: 271.-3-48

To be reviewed by: MJE Consultant: ABD Applicant: Hamlet of Clifton Park, LLC

Recommendations:

- 1. **Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**

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

Discussion Items - none

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The meeting was adjourned at 8:05 PM.



Respectfully submitted,
Dan Mathias

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