



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

James Ruhl

Keith Martin

Mary Anne Mariotti

FINAL

MINUTES: **Wednesday, November 20th, 2018**

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

PRESENT: Scott Reese, Brian Glick, Mary Anne Mariotti, Raoul Desy, James Ruhl, Dan Mathias

ABSENT: Keith Martin, Karl Siverling, Sandy Roth

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **December 4th, 2018** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 0 Project received – 0 to review

Zoning Board – None

Planning Board

I. **Public Hearings** -

2018-039 Deuel Longkill Rd 7 Lot Subdivision

Applicant proposes to subdivide 5.3 acres into 7 new lots with a retention area and cul de sac. There is an existing house which will be situated on one of the new lots. The remaining new lots will be for construction of single family homes. All lots to be served by new utilities. Also involves Parcel: 250.-1-3.1; 250.13-4-20, Longkill Rd, Zoned: R-1, Status: PB Preliminary Review

SBL: 250.-1-2.2

To be reviewed by: MJE Consultant: GVG Applicant: William Deuel

Recommendations:

1. **The ECC notes that the project proposes extensive cutting of existing foliage thereby eliminating any buffers between the project and the surrounding homes, (eg homes on parkside trail). 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 the project and existing subdivision.**
2. **ECC requests the applicant provide a 15 foot wide multi-use trail easement along Longkill Road. The ECC notes the placement of the stormwater management area precludes the opportunity of a trails easement. Considering that an existing playground area is adjacent to the proposed project, this trail access should be a priority in order to promote safe public access to Jewett Park.**
3. **In order to properly manage the stormwater management area one lot should be removed to allow room for the stormwater facility and tree preservation.**

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

II. Old Business –

2018-034 Synergy Technology Park Lot 4

Applicant proposes to construct a 3 story self storage building that will also have a truck rental company associated with it. Public water and sewer will be constructed within Synergy Park Drive, which was approved as a privately owned road. Maintenance of the road and any private improvements will be through a common maintenance agreement. Any common stormwater facilities for the private road will be maintained under the common maintenance agreement.

Access will be of Kinns Road initially until the road is completed., 7 Synergy Park Dr, Zoned: B-5, Status: PB Preliminary Review

SBL: 265.-5-5

To be reviewed by: MJE Consultant: ABD Applicant: MJ Properties

Recommendations:

1. **The ECC recommends substantial vegetation buffering along the entire western property boundary to provide adequate buffering of the industrial park. The Town Code Section 208-55 states that “where possible a well landscaped site that takes into consideration the surroundings and total environment” is the intent of the development standards. Per the Code, the planning board should require plantings along property lines, buffer areas, and along the walls of the building, especially along interstate 87. The current plans do not show plantings along the western border of the project.**
2. **The limits and type (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) *shall* be identified on the plot plan.**

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

III. New Business –

2018-064 Standish Estate 2 Lot Re-Subdivision

Applicant proposes to reestablish a 13.05 acre parcel of land previously owned by Robert and Mary Standish as conveyed in Book 1004 of Deeds at Page 546 that was merged with the lands of the Robert C. Standish Family Trust in 2003. The only improvements on the entire 95.06 acres are entirely on the 13.05 acres to be reestablished. The intent of this action is to satisfy and settle the terms of the Standish Family Trust, 552 Waite Rd, Zoned: CR, Status: PB Concept Review

SBL: 270.-1-65

To be reviewed by: MJE Consultant: GVG Applicant: Bernice Gardner

Recommendations:

- 1. The ECC notes that on parcel 1 that the wetlands have not been delineated. As per Town Code section 208-16-E.2.b there must be at least one acre of unconstrained land to accommodate residential use, including any required well and septic system. Without the existing wetlands being indicated on the proposed plan, it cannot be determined if parcel 1 has sufficient unconstrained land to conform to the Town Code. Without this information, the Planning Board may be approving a nonconforming use and/or the creation of a parcel that would require a future variance in order to place a structure on it.**

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 8:45 PM.



Respectfully submitted,
Brian Glick

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