



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, December 4th, 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, Keith Martin, Karl Siverling, Sandy Roth

ABSENT:

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **January 2nd, 2019** 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** -

2017-021 Abele 14 Lot Subdivision and Duplex SUP

Applicant proposes construction of 14 Duplex Structures (28 Units) on a road to be connected to John J McKenna IV Way. Zoned: R-1, Status: PB Prelim Review w/possible determination

SBL: 284.-1-10.21

To be reviewed by: MJE Consultant: ABD Applicant: Abele

Recommendations:

1. **Due to the Deed Restrictions on lots 7, 8, 9, 11, & 12 noted on the plan, the ECC recommends that these lots not be approved as configured, due to the potential environmental impacts and limited useable yard space.**
 - a. **Due to the percentage of deed restricted area on these lots, there is high degree of risk that there will be incursions into deed restricted areas.**
 - b. **Regardless if the projects plans conform with R1 Zoning, it appears any proposed development of these lots should not be pursued, due to the above constraints.**
2. **Due to the location of the stream in close proximity to the structures on lots 3 & 4, the ECC recommends a greater separation so not to impact the water quality of the stream.**
 - a. **The structure on lot 3 is 18 feet from the top of the stream embankment. The structure on lot 4 is 20 feet from the top of the stream embankment.**
 - b. **The plan as proposed for these two lots is too ambitious in consideration of the deed restrictions and environmental constraints.**
3. **The parcel (subdivision) is located in an area which may be impacted by interstate vehicular traffic activity. Impacts may include noise or vibration. The applicant should make note of this condition on each of the property deeds.**
 - a. **The ECC notes that the proposed project is directly adjacent to the lands of the Adirondack Northway as noted on the plans. We strongly urge the Planning Board to require the noise potential to be noted on the deed.**
4. **The proposal does not meet the required standard of 2.17 units per acre for R-1 Zone.**
5. **The proposal does not meet the minimum building front setback of 50 feet on some lots.**

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

2017-033, 2017-034 MDG Mill Creek Grooms Road 3 Lot Subdivision & Duplex SUP
Applicant proposes to create 3 lots approximately .98, 1.27, and .68 acres to build 3 duplexes. Project also includes SBL 278.-1-45 and 278.-1-46.2. Existing curb cuts will be utilized for access to the duplexes, 465 Grooms Rd, Zoned: R-1, Status: PB Preliminary Review w/ possible determination SBL: 278.-1-46.1

To be reviewed by: MJE Consultant: Hershberg Applicant: MDG Mill Creek

Recommendations:

1. **For lots 2 and 3 the ECC notes there is very little usable yard due to the presence of wetlands.**
2. **For all lots the ECC recommends delineation of the wetlands using split rail fencing along the wetland borders and deed restrictions to protect the remaining wetlands.**
3. **The applicant should consult with the ACOE and determine the mitigation measures required for this proposal. The ECC notes that the project may result**

- in intrusion into Federal Jurisdictional Wetlands. The Applicant must avoid intrusion into ACOE Wetlands or apply for a Federal Wetlands Permit for any disturbances for the project. The Town of Clifton Park should be provided with copies of all related correspondence.**
- 4. There may be a presence of high groundwater and building codes require a certain separation of groundwater to the building foundation. This may result in added fill around the building increasing the grading footprint and additional disturbance to the existing wetlands. The ECC suggests a grading plan should be provided to show the possible limits of disturbance.**
 - 5. As per section 208-11 all three lots do not appear to meet the R-1 units per acre standard. The ECC recommends the applicant provide the data on the submitted plans to show how it meets the density standards.**
 - 6. As per section 208-11 (note c) two of the three lots do not meet the 200 feet front building line width.**
 - 7. The applicant shall supply grading plans.**

A **motion** to adopt these statements was made by Dan Mathias, seconded by Keith Martin; 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 w/ possible determination SBL: 270.-2-51.2

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

Recommendations:

- 1. The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan, to the greatest extent practicable. Especially along the western portion of the project that borders the horse farm.**
- 2. The ECC strongly encourages the planning board require the trail be built out coincidental with the construction of the homes to enhance the existing trail network.**

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

2017-057 Shenendehowa Medical Park

Applicant proposes to demolish 3 existing one story medical office buildings and construct three 4800 sf medical office buildings with approximately 97 parking spaces total, 989 Rt 146, Zoned:

B-1, Status: PB Preliminary Review w/ possible determination

SBL: 271.6-1-44

To be reviewed by: MJE Consultant: EDP Applicant: Columbia Development

Recommendations:

- 1. Per 208-33.C. Landscaping of lawn areas and trees and shrubs and other plantings should maintain a residential character. There should be additional plantings proposed for the northern and eastern borders of the property adjacent to the residential lots. Additional plantings should be proposed along the southern portion of the stormwater management areas along 146 as the basins will remove most of the existing mature vegetation that buffers the building site.**

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

2018-049 & 2018-050 Solitude Solar Community Solar Array Site Plan & SUP

Applicant proposes construction of a 7MW photo-voltaic community solar project. An existing access drive off of Sugar Hill Road will be used to access the area of the PV solar array in the back part of the property. The electrical interconnect from the PV solar array is proposed to be an overhead line connecting to existing lines along Riverview Road. Also involves Parcel 282.-1-28.12, 160 Sugar Hill Road, Zoned: CR, Status: PB Preliminary Review SBL: 282.-1-30.11
To be reviewed by: MJE Consultant: CT Male Applicant: Solitude Solar

Recommendations:

- 1. The special use permit applicant has the burden of proving compliance with each of the special use permit criteria in the zoning ordinance or local law.**
- 2. The special use permit process is a technique to regulate land uses which a municipality seeks to encourage in a particular district or zone, but which could become problematic if not conditioned in a manner suitable for the particular location. The purpose of the Conservation Residential Zone is to protect and enhance the rural character, the scenic qualities of open space that complements the traditional patterns in Western Clifton Park. New Development should complement and harmonize the traditional rural and natural environmental vistas. This project does not meet the objective as valued by the community in Western Clifton Park.**
- 3. There are thirteen standards for Special use permits which should be satisfied by the applicant. Town Code 208-79 E (1)(d) states that “the use will be in harmony with and promote the general purposes of the Comprehensive Plan and this chapter.” The applicant must demonstrate that this project is in compliance with this criteria.**
- 4. The ECC notes that a large percentage of Clifton Park’s water comes from wells which are sourced from ground water under the direct influence of surfacewater (GWUDI). If the applicant is permitted to build within the 100 foot buffer zone, the ECC urges the Planning Board to specifically prohibit the use of pesticides for vegetative control.**
- 5. The applicant shall clarify the specific location of the connection point on Riverview Road and if there is any additional disturbances required.**

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

III. New Business –

2018-065 Cornell Moe Road Duplex SUP

Applicant requests a Special Use Permit approval for a two family home in an R-1 zone per section

208-10B(9)[7], 376 Moe Rd Rear. The existing single family home on the parcel would have an additional dwelling unit attached; Zoned: R-1, Status: PB Concept Review

SBL: 277.-3-2

To be reviewed by: MJE Consultant: none Applicant: Madeline Green-Cornell

Recommendations:

- 1. The ECC does not have sufficient data to provide recommendations at this time.**

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

Discussion Items – None

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The meeting was adjourned at 9:25 PM.



Respectfully submitted,
Brian Glick

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