



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: **Tuesday, October 2nd, 2018**

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

PRESENT: Scott Reese, Brian Glick, Keith Martin, Dan Mathias, Karl Siverling, Raoul Desy, Sandy Roth.

ABSENT: Mary Anne Mariotti, James Ruhl

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, October 16th, 2018** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 3 Project received – 0 to review

Zoning Board – None

Planning Board

I. Public Hearings - None

II. Old Business –

2018-038 Sunshine Landscaping Site Plan – (Carried over from September 25th Meeting)

Applicant proposes building a new landscaping materials supply and storage facility with accessory retail and equipment storage facility with approximately 52,260 sf of building coverage area proposed for the site. There will be Approximately 172 parking stalls for the project. Access to the site is proposed by two curb cuts along Tanner Road and a connection to an existing driveway (21st Century Park Rd) on NYS Route 146. The site will be served by an

existing waterline through the CPWA and an existing sewer main through the Saratoga County Sewer District. Stormwater will be managed on-site, Rt 146, Zoned: B-5, Status: PB Prelim Review - Poss. Determination SBL: 270.-2-3.11

To be reviewed by: MJE Consultant: Lansing Applicant: R. Mollnow

The ECC reiterates the Recommendations from September 18th, 2018 as follows

- 1. The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) and jurisdiction (eg. NYSDEC or ACOE) shall be identified on the plot plan.**
- 2. The ECC recommends that the P. Arnold Historic Site and the existing wetlands be delineated by split rail fencing in order to prevent access to the sensitive areas.**

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

2017-057 Shenendehowa Medical Park – Site Plan

Applicant proposes to demolish 3 existing one story medical office buildings and construct three new medical office buildings each 4,800 sf, 989 Rt 146, Zoned: B-1, Status: PB - Revised Conceptual Review SBL: 271.6-1-44

To be reviewed by: MJE Consultant: EDP Applicant: Columbia Dev.

Recommendations:

- 1. There should be additional plantings proposed for the northern border 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.**
- 2. The ECC recommends that the applicant incorporate lighting that is directional and limited.**

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

2018-034 Synergy Technology Park Lot 4 – Site Plan

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 off 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 concept of the display pad that is visible to the Northway is a conflict with the Comprehensive Plan. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation and/or use landscaping and grading to provide visual and auditory buffering between the project and the Northway.**
2. **The ECC recommends substantial vegetation buffering along the entire western property boundary to provide adequate buffering of the industrial park.**
3. **The applicant shall explain the function of the rental vehicle cleaning area. If this is where the vehicles will be washed, then the runoff should be directed to a location where it will be treated accordingly. The design should ensure that no runoff will reach the wetlands.**
4. **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 Keith Martin, seconded by Karl Siverling; all in favor, none opposed.

III. New Business –

2018-057 Ellis Medical Center Phase 2 – Site Plan

Applicant is proposing a 62,100 sf building addition to it's existing medical facility. The total parcel is 11.57 acres with road frontage and site access on both Sitterly Road and Clifton Park Center Road. The proposed site includes parking for approximately 527 vehicles, a second patient and ambulance drop off area and on site stormwater management, 103 Sitterly Rd, Zoned: TC1, Status: PB Concept Review

SBL: 272.-1-49.1

To be reviewed by: MJE Consultant: EDP Applicant: Ellis Hospital

Recommendations:

1. **The ECC recommends that this project maximize green infrastructure practices. With the expanse of the impervious area of the parking, it would be beneficial using porous pavement, if soil conditions are favorable.**
2. **The design should incorporate increased tree buffers and landscaping along the northway frontage to maintain an attractive presense along the northway. The present design proposes a single row of vegetation along the parking area and no vegetaion along the northway adjacent to the surgery center and existing building. This appears to be inadequate according to the TC1 Highway Zone Requirements.**
3. **The Applicant must indicate the proposed amount of greenspace for this project. Per the Town Code the minimum amount to 20% (208-22.1.A).**

A **motion** to adopt these statements was made by Dan Mathias, seconded by Raoul Desy; all in favor, none opposed. Brian Glick recuses himself.

2018-058 Fraser Properties 2 Family Home Special Use Permit

applicant proposes to construct a residential duplex on an existing approved lot. It will have its own public utility connections and a curb cut to Clifton Park Center Rd. 454 Clifton Park Center Rd, Zoned: R-1, Status: PB Concept Review SBL: 271.-3-59.1

To be reviewed by: MJE Consultant: GVG Applicant: Fraser Properties, LLC

Recommendations:

- 1. In reviewing this application, the Planning Board should consider the potential impact of three additional lots requesting a SUP for two-family residence and the potential impact that this would have to the character of the neighborhood (including the single-family home under construction).**

A **motion** to adopt these statements was made by Karl Siverling, seconded by Keith Martin; 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)