



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 16<sup>th</sup>, 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, Karl Siverling, Mary Anne Mariotti

ABSENT: Dan Mathias, Raoul Desy, Sandy Roth, James Ruhl

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Wednesday, November 7<sup>th</sup>, 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** -

**2017-021** **Abele 14 Lot Subdivision and Duplex SUP**

*Applicant proposes construction of 14 Duplex Units on a private road to be connected to John J McKenna IV Way. After construction of the duplex buildings, each building will be subdivided down the common wall so each side can be individually owned.*

*Christinamarie Dr, Zoned: R-1, Status: PB Preliminary 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 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.**
- 2. Due to the location of the stream is in close proximity of lot 4, the ECC recommends a greater separation so not to environmental impact the water quality of the stream.**
- 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.**
- 4. The proposal does not meet the required standard of 2.17 units per acre for R-1 Zone.**

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

II. Old Business –

**2018-056 Waite Meadows 34 Lot Subdivision**

*Applicant proposes to subdivide parcel into 34 lots for single family homes. This is a revised configuration of an already approved subdivision, Waite Rd, Zoned: CR, Status: PB Concept Review SBL: 270.-1-19.1*

To be reviewed by: MJE Consultant: EDP Applicant: Waite Meadows, LLC

**Recommendations:**

- 1. The ECC for environmental considerations prefers the layout of proposed lot 2 over the layout of alternate lot 2 on the Concept Greenspace Subdivision Plan. Alternate Lot 2 will impact wetlands via its access drive.**

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

**2018-040 Proctor Riverview Rd 5 Lot Subdivision**

*Applicant proposes to subdivide 32.07 acres into 5 lots. Lot A (.92acres) will retain the existing house, barn, well and septic system. Lots B,C,D,and E will be for construction of single family homes. Each lot will have on site septic systems and wells. There will be a common driveway for access to Riverview Road with a common ingress/egress and utility easement, 239 Riverview Rd, Zoned: CR, Status: PB - Revised Conceptual review SBL: 288.-1-40.1*

To be reviewed by: MJE Consultant: GVG Applicant: Fred Proctor

**Recommendations:**

- 1. ECC requests the applicant provide a 15 foot wide multi-use trail easement along Riverview Road.**
- 2. ECC recommends that subsurface geological study (test pits) shall be made to determine feasibility of proposed well and proposed septic system locations.**

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

**2018-041 Masseria/Santoro 7 Lot Subdivision**

*Applicant proposes to subdivide 35.3 acres into 7 lots for construction of single family homes. The smallest lot will be 2.76 acres and the largest will be 8 acres. Each lot will have on site septic and wells. There will be 2 common driveways for access to Hubbs Road with a small amount of wetland disturbance to construct the driveways, Hubbs Rd, Zoned: CR, Status: PB - Revised Conceptual review* SBL: 258.-1-44.21

To be reviewed by: MJE Consultant: GVG Applicant: Craig Monroe

**Recommendations:**

- 1. The ECC is very concerned with the amount of disturbance to existing wetlands to access the proposed 5 lots on the upland areas of the property. Crossing the ACOE wetlands to these houses could obstruct drainage patterns and natural flow for the extensive wetlands to the West and the surrounding area.**
- 2. The extent of the wetlands is indicative of the difficulty these houses may have in lot, roof and basement drainage.**
- 3. Information on who completed the wetlands delineation and when was made should be provided. A jurisdictional determination for wetlands is required.**

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

**2018-031 Aqueduct Animal Hospital**

*Applicant proposes building a new animal hospital of approximately 8.500 +/- in size. There will be 57 parking spaces(30 banked spaces). Access to the site is proposed to create a shared entrance with Riverview Medical Professional Park. The site will be served by an existing water line through the CPWA and an existing sewer main through the Old Nott Farm Sewer District. Stormwater will be managed on site, Riverview Rd, Zoned: HM, Status: PB Revised Concept Review* SBL: 269.19-1-43

To be reviewed by: MJE Consultant: Lansing Applicant: Matthew Pike

**Recommendations:**

- 1. The ECC is concerned with the proximity of the proposed outdoor bathroom area with the location of the existing stream.**
- 2. The ECC requests the applicant to address the possible noise levels of the outdoor play area to the existing adjacent residents.**

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 9:00 PM.



Respectfully submitted,  
Brian Glick

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