



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, January 2<sup>nd</sup>, 2019**

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

PRESENT: Scott Reese, Brian Glick, Raoul Desy, James Ruhl, Keith Martin

ABSENT: Mary Anne Mariotti, Dan Mathias, Karl Siverling, Sandy Roth

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **January 15<sup>th</sup>, 2019** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 2 Project received – 1 to review

### Zoning Board –

#### Variance #81196 Tahseen Maid – 4 Merrall Drive

*Applicant requests SUP approval for conversion of a single family home to a two family per section 208-10(9)[7] for an R-1 Zone.*

#### **Recommendations:**

- 1. The ECC has no comments at this time.**

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

### Planning Board

- I. Public Hearings -

**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 Prelim Review - Poss. Determination SBL: 270.-1-65*

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

**Recommendations:**

- 1. ECC has no comments at this time.**

A **motion** to adopt these statements was made by Raoul Desy, 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 ECC has no comments at this time.**

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

II. Old Business –

**2017-049 Earl Route 146 PDD (aka Park West)**

*Applicant proposes the construction of a Planned Development Districe that will include 14 single family condominium buildings, 5-2 unit condominium buildings(10 condiminium units), 27- 4 unit condominium buildings(108 condomnium units), and club house associated parking. The overall PDD size approximately 23.5 +/- acres and is predominately wooded. Stormwater will be managed on-site in accordance with NYSDEC requirements. The proposed sewer connection is located along Route 146 and the water connection is located along the Route 146A entrance. The PDD encompasses 23.5. In addition, a 4.19 acre parcel is being offered in a*

*dedicated conservation area. acres*The PDD was approved on August 20, 2018 by the Local Law No. 200 of 2018 of the Town of Clifton Park Town Board Rt 146 & 146A, Zoned:PDD, Status: PB Prelim Review - Poss. Determination SBL: 271.-1-16  
To be reviewed by: MJE Consultant: Lansing Applicant:Rt 146 & 146A Properties

**Recommendations:**

1. **The ECC requests a ROW trail and trail improvement plan for the Dwaas Kill ravine to connect to existing trails and sewer service dirt roads to the north of the ravine.**
2. **The ECC recommends the applicant to dedicate the 13-acre Arnold Drive parcel to the Town of Clifton Park in order to facilitate access to the Dwaas Kill Park.**

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

**2018-045, 2018-046 \_ Grooms Large Scale PV Facility Site Plan & SUP**

*Applicant proposes construction of a 9.2 MW ground-mounted solar energy generating facility. The facility will cover approximately 33.09 acres, and be surrounded by a 7' fence. Associated road will cover approximately an additional 1.4 acres, 753 Grooms Rd, Zoned: R-1, Status: PB Prelim Review - Poss. Determination SBL: 276.-2-30.1*  
To be reviewed by: MJE Consultant: Borrego Solar Applicant: Lindsay

**Recommendations:**

1. **The ECC has no comments at this time.**

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

III. New Business –

**2018-067 Majid/Merrall Drive In Law Apt SUP**

*Applicant requests SUP approval for conversion of a single family home to a 2 family per section 208-10(9)[7] for an R-1 zone. Note: Construction shall meet the building code requirements for a 2 family home if the SUP is approved, 4 Merrall Dr, Zoned: R-1, Status: PB Concept Review SBL: 283.19-1-29*  
To be reviewed by: MJE Consultant: none Applicant: Tahseen Majid

**Recommendations:**

1. **The ECC has no comments at this time.**
2. **A motion** to adopt these statements was made by Keith, seconded by James; all in favor, none opposed.

**2018-069 Stewart's Grooms Shop #296**

*Applicant proposes construction of a new 3,675 Sq ft Stewart's Shop. Upon completion of new building, existing building to be razed and new gas tanks and canopy to be installed, 641-645 Grooms Rd/307,309 Vischer Ferry Rd, Zoned: B-3, Status: PB Concept Review*

SBL: 277.13-4-26

To be reviewed by: MJE Consultant: Marcus Andrews Applicant: Stewart's

**Recommendations:**

- 1. The ECC requests the applicant to submit stormwater management design with their next submittal.**

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

**2018-070 1902 Route 9 Commercial Site Plan**

*Applicant proposes to construct a 100,00 square foot office/warehouse building which is a permitted use in the L1 & L2 zone pursuant to Section 208-64B of the Town Zoning code. The building may be developed in phases, 1902 Rt 9, Zoned: L 2, Status: PB Concept Review*

SBL: 259.-2-47

To be reviewed by: MJE Consultant: Lansing Engineers Applicant: MJ Properties

**Recommendations:**

- 1. The ECC is concerned about the potential impacts on the environmentally lands and waters in particular the Dwaas Kill Corridor.**
- 2. The ECC reserves the remainder of its comments until such time as the pending Notice of Violation is resolved.**

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

Discussion Items – None

\* \* \* \* \*

The meeting was adjourned at 8:35 PM.



Respectfully submitted,  
Brian Glick

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