



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, February 5<sup>th</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, James Ruhl, Keith Martin, Mary Anne Mariotti, Dan Mathias, Sandy Roth

ABSENT: Karl Siverling, Raoul Desy

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **February 19<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 – 0 Project received – 0 to review

John Scavo presented information on Planning Community Solar Energy Systems.

**Zoning Board** – None

### **Planning Board**

I. **Public Hearings** -

#### **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 Prelim Review w/ possible determination Applicant: Majid*

**Recommendations:**

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

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

**2018-044 Azadivatan 2 Lot Subdivision**

*Applicant proposes subdividing a 7.09 acre lot into 2 lots. Lot A will be 2.51 acres and Lot B will be 4.58 acres. The applicant proposes to use Lot B to build a single family home for herself. Lot A will continue to be used for commercial purposes. Access and utilities easements will be put in place on lot A for access and utilities to Lot B (as noted on the subdivision), 521 Vischer Ferry Rd, Zoned: B-3, Status: PB Preliminary Review w/ possible determination SBL: 271.-1-5 To be reviewed by: MJE Consultant: ABD Applicant: Azadivatan*

**Recommendations:**

1. **Applicant shall provide delineated wetlands on the property.**
2. **ECC is concerned about possible sump discharge down the slope without erosion protection. Concern of rilling down the slope and depositing of sediments in the Dwaas Kill.**
3. **The 50 foot adjacent buffer are is measured from each side of the outer bank of the highwater mark (208-69.1.A(2)). The plan shows the buffer area from the center line of the Dwaas Kill.**
4. **The ECC is concerned that the proposed development that will have a large impact to the Dwaas Kill. The ECC recommends erosion control protection to mitigate and ensure protection from impacting the Dwaas Kill. Due to the high erosion potential of the steep slopes into the Dwaas Kill, the future creation of a linear park trail in the bottom of the ravine will be impeded.**

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

II. Old Business – None

III. New Business –

**2019-006 Banino 2 Lot Subdivision**

*Applicant proposes subdividing the 6.43 acre lot into 2 lots. Lot 1 will be 3.63+/- acres and include the existing house, well and septic system. Lot 2 will be for construction of a single*

*family home with a proposed well and septic system, 116 Vischer Ferry Rd, Zoned: CR, Status: PB Concept Review*

To be reviewed by: MJE Consultant: GVG Applicant: Banino SBL: 283.-1-42.3

**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.**

A **motion** to adopt these statements was made by Keith Martin, seconded by Mary Anne Mariotti; 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)