



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, February 19th, 2019**

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

PRESENT: Scott Reese, Brian Glick, Keith Martin, Mary Anne Mariotti, Sandy Roth, Raoul Desy

ABSENT: James Ruhl, Dan Mathias, Karl Siverling

GUEST: Dave Alexander

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **March 5th, 2019** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 1 Project received – 0 to review

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 jurisdiction identification of the 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 revised plans removed the delineation of the LC Zone and it should be included on the proposed plans. The 50 foot adjacent buffer are is measured from each side of the outer bank of the highwater mark (208-69.1.A(2)).**
- 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 Raoul Desy, seconded by Mary Anne Mariotti; all in favor, none opposed.

II. Old Business –

2017-049 Earl Route 146 PDD (aka Park West) – Site Plan

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 is 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 as dedicated conservation area. 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 Preliminary Review SBL: 271.-1-16
To be reviewed by: MJE Consultant: Lansing Applicant: Rt 146 & 146A Properties

Recommendations:

1. **The ECC recommends that the applicant (modify the lighting plan to) incorporate lighting that is directional and limited.**
2. **The ECC has concerns pertaining to the numerous amount of indirect light intensity that may have a possible negative effect to the adjacent neighborhood to the north.**
3. **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.**
4. **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.**
5. **The ECC is concerned with the amount of fill placed along the Dwaas Kill embankment for the stormwater management area. In case of slope failure this will have a large negative impact on the Dwaas Kill.**
6. **The ECC is concerned with the ratio of tree plantings to the amount of units that is being proposed. With the amount of proposed impervious the ECC believes it would benefit with more vegetation and tree plantings.**

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

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.

2019-008 Tallow Wood Apartments - Site Plan

Applicant proposes to construct a 12,000 +/- sf 3 story 34 unit apartment building, convert the existing 19,000 +/- sf office space into a 16 unit apartment building and utilize existing parking area in compliance with local zoning. New building will connect to CPWA water and SCSD Sewer. Area of disturbance <1.0 acre with no change to total impervious area. Development will utilize existing stormwater pond, 855 Rt 146, Zoned: TC4, Status: PB Concept Review SBL: 271.-3-67.1

To be reviewed by: MJE Consultant: EDP Applicant: DCG

Recommendations:

- 1. The ECC requests the applicant to provide plans to implement maintenance of the existing stormwater management areas adjacent to the renovated site.**
- 2. The ECC would like to see inclusion of tree plantings along Tallow Wood Drive and within the proposed parking area.**
- 3. ECC is concerned where the refuge area will be located and screened.**

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 8:42 PM.



Respectfully submitted,
Brian Glick

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