



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, March 5th, 2019

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

ABSENT:

Mary Anne Mariotti, Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **March 19th, 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 -

2019-011 Abele 23 Lot Cluster Subdivision

Applicant proposes construction of 23 single family homes in a cluster design on a road to be connected to John J McKenna IV Way with an emergency access road onto Christinamarie Drive. This is an amendment to the plans from project 2017-021 Abele 14 Lot Subdivision that was approved on 12-11-18 increasing the number of homes from 14 to 23, Christinamarie Dr, Zoned: R-1, Status: PB Preliminary Review

SBL: 284.-1-10.21

To be reviewed by: MJE Consultant: ABD Applicant: Abele

Recommendations:

1. **Due to the Deed Restrictions on lots 9, 10, 11, 12, 16, 17, 18, & 19 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.**
 - a. **Due to the percentage of deed restricted area on these lots, there is high degree of risk that there will be incursions into deed restricted areas.**
 - b. **Regardless if the project's plan conforms with R1 Zoning, it appears any proposed development of these lots should not be pursued, due to the above constraints.**
2. **Per 179-37(Cluster Subdivision Requirements) Paragraph B, the Department of Planning shall determine the number of building lots for dwelling units that can be practically developed pursuant to said plan, considering the requirements of these regulations and the Zoning Law, the requirements of NYSDOH, and NYSDEC, and limitations of soils, topography, wetlands and other environmental features.**
3. **The ECC recommends all proposed HOA deed restricted lands be dedicated instead to the Town of Clifton Park. This action will facilitate that all the private property boundaries are properly enforced. In addition, Town ownership of the permanent open space will facilitate achievement of the objectives contained in section 179-39.**

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

2018-069 Stewart's Grooms Shop #296 - Site Plan

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 Preliminary Review w/possible determination SBL: 277.13-4-26

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

Recommendations:

1. **The gas station is a "hotspot" and infiltration is not recommended for stormwater treatment. The applicant shall provide additional filtering measures to ensure protection of groundwater and the stream located north of the project site that runs into the Stony Creek Reservoir.**

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

2018-057 Ellis Medical Center Phase 2 - Site Plan

Applicant is proposing a 62,037 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 377 vehicles, a second patient and ambulance drop off area and on site stormwater management, 103 Sitterly Rd, Zoned: TC1, Status: PB Preliminary Review w/possible determination. SBL: 272.-1-49.1
To be reviewed by: MJE Consultant: EDP Applicant: Ellis Hospital

Recommendations:

- 1. 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.**
- 2. 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 Jim Ruhl, seconded by Raoul Desy; all in favor, none opposed.

Brian Glick recused from this review.

III. New Business –

2019-010 Aqueduct Animal Hospital (2) - Site Plan

The existing building will remain and the interior will be modified for an animal hospital. The facility will utilize the existing 84 parking stalls for the change in use. Access to the site will remain at the existing site entrance along Riverview Road. The building will utilize the existing water and sanitary sewer servoces from CPWA and Old Knott Farm Sewer District, 896 Riverview Rd, Zoned: HM, Status: PB Concept Review
SBL: 269.19-1-44.1

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

Recommendations:

1. **ECC recommends applicant provide clarification to their noise abatement procedures concerning the proposed outdoor animal play areas.**
2. **In keeping with the rural nature of the project area and the recommendations of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and use landscaping and grading to provide visual and auditory buffering between the project and roadway.**

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

2019-002 1 Emma Lane PDD Amendment (aka Peregrine Senior Living) - Site Plan

Applicant proposes a building expansion of 7,035 SF to the existing 30,969 sf building on 5.25 acres. Up to 12 new parking spaces are proposed to accommodate building if demand is demonstrated, 1 Emma Ln, Zoned: PUD, Status: PB Preliminary Review

SBL: 271.-2-22.12

To be reviewed by: MJE Consultant: EDP Applicant: Peregrine Senior Living

Recommendations:

1. **The Applicant must indicate the proposed amount of greenspace for this project.**
2. **As required by the comprehensive plan, the planning board should consider the applicable standards (e.g., percentage of greenspace) for adjacent zoned properties and ensure that this proposed PDD amendment is consistent.**

A **motion** to adopt these statements was made by Dan Mathias, seconded by Raoul Desy; 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)