



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

Dave Alexander

## FINAL

MINUTES:

**Tuesday, March 19<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, Keith Martin, Sandy Roth, James Ruhl, Dan Mathias, Karl Siverling, Dave Alexander

ABSENT:

Raoul Desy, Mary Anne Mariotti

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be Tuesday, **April 2<sup>nd</sup>, 2019** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 3 Project received – 1 to review

**Zoning Board – 267 Sugar Hill Solar Array Site Plan & SUP - See Below**

**Planning Board**

I. Public Hearings -

**2016-026 Verizon Wireless Cell Tower**

*In the matter of the Cellco Partnership d/b/a Verizon Wireless for Special Use Permit and Site Plan Approval. The matter is being returned to the Planning Board for issuance of Special Use Permit and Site Plan Approval in compliance with the Order of Frederick J. Scullin, Senior Federal District Judge, dated February 6, 2019, which is posted on*

*[www.cliftonpark.org/government/legal-notices.html](http://www.cliftonpark.org/government/legal-notices.html). Property is located at 329 Moe Road, Clifton Park, NY 12065 (Permit #81091)*

SBL: 277.-3-11.11

Consultant: Cellco

Applicant: Cellco

**Recommendations:**

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

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

**2018-041 Masseria/Santoro 5 Lot Subdivision**

*Applicant proposes to subdivide 25.31 acres of vacant land into 5 new lots for construction of single family homes. The smallest lot being 1.75 acres and largest is 5.04 acres in size. Each Lot will have on site septic systems designed by NYS Licensed Engineer and wells. There will be a common driveway for access to Hubbs Road with a small amount of wetland disturbance to construct the driveway. Remaining lands (9.06 acres) to be dedicated to the Town of Clifton Park. Hubbs Road, Zoned: CR, Status: PB Preliminary Review SBL: 258.-1-44.111*

To be reviewed by: MJE Consultant: GVG Applicant: Masseria

**Recommendations:**

- 1. The location of the septic field on Lot 1 should have the required separation from the wetland boundaries.**
- 2. ECC recommends that the applicant supply a Conservation Design Layout as required in the Town Code 208-16E(13).**
- 3. The ECC recommends the applicant investigate alternatives to the septic fields due to the very close proximity to the seasonal high-water table in the area (e.g. as little as 4” from the surface in some areas).**

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

II. Old Business -

**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 w/ possible determination SBL: 271.-2-22.12*

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

**ECC Recommendations on March 5<sup>th</sup>, 2019 reiterated on March 19, 2019.**

- 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 Karl Siverling; all in favor, none opposed.

**2017-009 Clifton Park Center Road Apartments**

*Applicant proposes construction of a 3 story residential building with access from Clifton Park Center Road. A total of 39 units to be included on 3.98 +/- acres, with surface parking provided for each unit. Provisions for stormwater management will be made on-site. Connections to municipal water and sewer will be made, Clifton Park Center Rd, Zoned: TC2, Status: Preliminary Review w/possible determination*

To be reviewed by: MJE Applicant: CP Holding Co, LLC SBL: 271.-3-76.1

**Recommendations**

1. **Due to the likelihood of heavy pedestrian / bicycle traffic in the area, the ECC strongly recommends that the multi-use path be increased to 8' in paved width and 10' R.O.W. This is consistent with 208-25 architectural standards: designed with pedestrian in mind. Create attractive and safe routes that connect to walk and relax which link to other areas. The minimum accepted standard for multi-use path is 8' wide asphalt, 10' wide easement.**

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

**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 condominium units), 27- 4 unit condominium buildings(108 condominium units), club house and associated parking. The overall PDD size is approximately 23.5 +/- acres and is 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 permanantly deed restriced as a 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 w/ possible determination. SBL: 271.-1-16*  
To be reviewed by: MJE Consultant: Lansing Applicant: Rt 146 & 146A Properties

**Recommendations:**

1. **The ECC is still concerned with fill placed along the steep Dwaas Kill slopes and the potential of large impacts to the Dwaas Kill from slope failure.**
2. **The ECC requests that the applicant confirm that the proposed lighting is Dark Sky Certified by the International Dark Sky Association.**

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

**III. New Business –****2019-015 752 Pierce Rd Flex Space Bldg Site Plan**

*Applicant is proposing construction of a 7,700 sf Flex Space building with associated parking ( 23 parking spaces) and driveways. Sanitary sewer will include a connection to the existing gravity sewer main located on Pierce Road and will require approval from the Clifton Park Sewer Department. Water connection to the water main located along the western side of Pierce Road will need approval from the Clifton Park Water Authority, 752 Pierce Rd, Zoned: L 1, Status: PB Concept Review SBL: 265.-1-9.4*

To be reviewed by: MJE Consultant: Lansing Applicant: PDRN, LLC

**Recommendations:**

1. **The Applicant shall comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Stormwater Management Technician.**
2. **Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC**

**recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow**

- 3. The ECC recommends that the applicant (modify the lighting plan to) incorporate lighting that is directional and limited.**
- 4. The ECC requests a 12' R.O.W. along the full length of property on Pierce Road for a Multi-Use Trail.**
- 5. The ECC requests the applicant provide additional details pertaining to the potential use of the property.**

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

**2019-016 & 2019-017 267 Sugar Hill Solar Array Site Plan & SUP**

*Applicant proposes construction of a 6.9 MW ground mounted solar energy generating facility. The facility will cover approximately 21.5 acres and be surrounded by a 7' fence and an associated road will cover an additional .9 acres, approximately. The property currently contains a closed apple orchard. Project also includes 276.-2-26.12, 267 Sugar Hill Rd, Zoned: CR, Status: PB Concept Review*

SBL: 276.-2-22.1

To be reviewed by: MJE Consultant: Borrego Applicant: Lindsey

**Recommendations:**

- 1. ECC recommends that the applicant supply a Conservation Design Layout as required in the Town Code 208-16E(13). The applicant should develop “an existing resources and site analysis plan of the natural, cultural, and scenic features.”**
- 2. The project is in the vicinity of the Vischer Ferry Bird Conservation Area. The applicant should consult a wildlife biologist and report to the Planning Board on the potential impact of this solar farm on any migratory birds.**

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

Discussion Items – None

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The meeting was adjourned at 9:50 PM.



Respectfully submitted,  
Brian Glick

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