



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, April 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, Keith Martin, James Ruhl, Dan Mathias, Karl Siverling, Dave Alexander, Raoul Desy, Mary Anne Mariotti

ABSENT:

Sandy Roth

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be Tuesday, **April 16<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 – 1 Project received – 0 to review

**Zoning Board** – None

**Planning Board**

I. **Public Hearings** -

**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 Preliminary Review w/possible determination*

SBL: 283.-1-42.3

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

**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.**

2. **As provided under Town Code 208-16E2a the applicant is subdividing a parcel less than 10 acres. It is recommended that a note be placed on both proposed deeds which indicates that the applicant has been granted a one-time subdivision of the land comprising of both lots.**

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

### **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, Christinamarie Dr, Zoned: R-1, Status: PB Preliminary Review w/ possible determination SBL: 284.-1-10.21, To be reviewed by: MJE Consultant: ABD Applicant: Abele*

#### **Recommendations:**

1. **ECC recommends lot 23 be removed from the plans. The anticipated drainage issues, the triangle shaped lot being out of character with the rest of the planned development, and close proximity to an adjacent neighbor, substantiate this proposal. A more appropriate use of this lot would be open space / park land.**
2. **Town Code 179-34A Cluster Subdivisions states that important resources shall be permanently preserved through the use of conservation easements or other means of preserving open space. Because of these important resources will be held by the HOA, the ECC recommends that the open space restrictions be in perpetuity per the deed.**
3. **The deed restricted area uplands adjacent to the federal wetlands was required by the ACOE due to previous incursions in wetland areas. The ECC is concerned that the transfer of restricted lands may lead to unintended intrusion, and that the restrictions must be stated in individual deeds (including any deed for the HOA lands).**

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

## 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 the building addition, 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 19, 2019 reiterated on April 2, 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.

III. New Business –

**2019-019 Mallard Drive Accessory Use SUP**

*Applicant is requesting a Special Use Permit for allowance of a Home Occupation Social Work Counseling Office in an already existing single family home in the R-1 Zone per section 208-10(9)(a) [2]. If approved, full handicapped accessibility to home occupation will be required, 15 Mallard Dr, Zoned: R-1, Status: PB Concept Review*

SBL: 276.7-1-25

To be reviewed by: MJE Consultant: none Applicant: Penelope Trielo

**Recommendations:**

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

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

**2019-018 1573 Crescent Road 2 Lot Subdivision**

*Applicant proposes subdividing the 6-acre lot, creating a 65-acre lot for the existing single family home located on the property. The balance of the property will be further subdivided under a separate subdivision application, 1573 Crescent Rd, Zoned: R-1, Status: PB Concept Review*

SBL: 283.-2-9

To be reviewed by: MJE Consultant: GVG Applicant: Fisher Revocable Trust

**Recommendations:**

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

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

Discussion Items – None

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The meeting was adjourned at 8:52 PM.



Respectfully submitted,  
Brian Glick

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