



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 Mgmt. Tech:

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, July 2nd, 2019

CALL TO ORDER:

Brian Glick, called the meeting to order at 7:00 PM in Conf. Room C.

PRESENT:

Scott Reese, Dan Mathias, Keith Martin, Raoul Desy, Mary Anne Mariotti, James Ruhl, Brian Glick, Karl Siverling

ABSENT:

Dave Alexander, Sandy Roth

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **August 6th, 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

Zoning Board – None

Planning Board

I. Public Hearings –

2018-022 Couch 2 Lot Subdivision

Applicant proposes subdivision of land to an immediate family member with permission to build a single family dwelling on the subdivided lot. The applicant was previously granted an area variance by the ZBA for the lot configuration, 65 Ray Rd, Zoned: CR, Status: PB Preliminary Review w/ Possible Determination

SBL: 282.-2-6

To be reviewed by: MJE Consultant: none Applicant: Michele Couch

ECC Recommendations:

1. **The subdivision of this lot and the site layout is inconsistent with the goals and objectives of the Comprehensive Plan that is pertaining to the CR Zone.**
2. **Approval of this project is inconsistent and a violation of the Comprehensive Plan and CR Zone requirements in addition the project was not submitted to the ECC for comment prior to ZBA approval. Specifically 208-16 E(2)(a) “Development on less than 10 acres. A parcel consisting of less than 10 acres may be developed at a maximum density of one dwelling unit per 3 acres of unconstrained land. A parcel which is less than 3 acres but larger than 20,000 feet may be developed with one dwelling unit.”**
3. **The ECC notes that the applicant has not submitted any soil data and seasonal high ground water at the location of the proposed septic system to prove that this is a viable buildable lot.**
4. **Pursuant to Section 86-7 of the Town Code, natural drainage channels should be preserved to the greatest extent practicable.**
5. **Prior to final approval the applicant shall provide a grading plan to the planning department. Showing the finished grade and grading changes.**
6. **The ECC notes a significant area of the lot is wooded and 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 Dan Mathias, seconded by Keith Martin; all in favor, none opposed.

II. Old Business –

2019-022 Anyaegbunam Route 146 Medical Office

Applicant proposes development of a 2 story 3,000 sf base foot print medical office building (approximately 6,000+/- sf total building SF) with approximately 40 parking stalls. Access to the facility is a proposed curb cut on Route 146. The site will be serviced by an existing waterline along Route 146 through CPWA and sewer will be managed on site via a private WWTS with future provisions to connect to a future SCSD Main within the Edison Club Development Plan, Rt 146, Zoned: HM, Status: PB Preliminary Review w/possible determination SBL: 269.-3-3

To be reviewed by: MJE Consultant: Lansing Applicant: Anyaegbunam

ECC Recommendations:

1. **The 1.52-acre parcel justifies an office use of 6,080 gross square feet. If the office gross square footage will exceed this amount it should be subject to a density bonus per 208-43.5 or the building shall be reduced in size to meet the bulk standard.**
2. **The ECC notes that the water letter report indicates that the water demand is 750 gallons per day. Based on this capacity the design point for the septic tank should be 1,125 gallons (1.5 times). The**

applicant should justify that the 1,000-gallon septic tank is sufficient to accommodate the intended use for the intended medical use.

3. The applicant should ensure that there is adequate access to the building entrance to accommodate emergency medical services.
4. The ECC notes that there is existing bus service in this area. Given the high volume and high-speed traffic conditions on NYS Route 146 in this area, the ECC recommends relocation of the sidewalk to the area adjacent to the driveway access to increase the visibility of the pedestrians by the vehicles and ease access to the facility for patients using public transportation.

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

2019-027 Environmental Design Partnership Office Park

*Applicant is proposing to construct three (4,800 SF) mixed use office buildings totalling 14,400 SF. The buildings and parking will be placed to the rear of the property. The proposed buildings will be connected to municipal sewer and water supplies. Stormwater will be managed on site, 900 Rt 146, Zoned: B-1, Status: PB Preliminary Review
SBL: 271.-2-22.2*

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

ECC 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. ECC recommends the applicant to provide a lighting plan that displays the lighting plan showing foot candle in the parking area.

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

III. New Business –

2019-034 1573 Crescent Road 4 Lot Subdivision

Applicant proposes subdividing the parcel into 4 lots creating a .65 acre lot for the existing single family home located on the property as well as 3 vacant lots. It is intended to further subdivide proposed lots 2 and 3 at a future date, 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

ECC Recommendations:

1. In order to fully access the environmental impacts of this proposed project, including but not limited to stormwater management, the ECC recommends that this project be proposed in its entirety. The entire development plan for both parcels should be combined to allow for a comprehensive review.

- 2. **The applicant shall show the square footage of each lot along the realigned lot along the proposed road alignment on the plan.**
- 3. **The ECC requests the applicant to clarify the proposed lots are out of character of the approved lots.**

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

2019-035 Texture Hair Studio

Applicant proposes installing 14 new parking spaces and use the existing 1,200 sf one story building for a hair salon on a 3 acre parcel with road frontage on Route 9 and Myer Road, 1812 Rt 9, Zoned: B-3, Status: PB Concept Review

SBL: 265.-1-22.111

To be reviewed by: MJE Consultant: EDP Applicant: Peter Hoffman

ECC Recommendations:

- 1. **The ECC has no comments.**

A **motion** to adopt these statements was made by James Ruhl, seconded by Karl Siverling; 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)