



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

DRAFT

MINUTES:

Tuesday, September 17th, 2019

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, Mary Anne Mariotti, Brian Glick, Karl Siverling, Keith Martin

ABSENT:

James Ruhl, Dave Alexander, Raoul Desy, Sandy Roth

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **October 1st, 2019** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 2 Project received – 0 to review

Zoning Board – None

Planning Board

- I. Public Hearings – None
- II. Old Business – None
- III. New Business –

2019-043 Delmonico's Building and Parking Addition - Site Plan

Applicant proposes to construct a 700 sf accessory building along with new parking spaces and a patio space on 1.86 acres, 3 Northside Dr, Zoned: B-4, Status: PB Concept Review SBL: 272.9-1-38.2

To be reviewed by: MJE Consultant: EDP Applicant: Delmonico’s Italian Steakhouse

ECC Recommendations:

- 1. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.**
- 2. ECC requests the applicant to graphically show the remaining greenspace (eg through shading and/or colorization) and mathematical calculations of the remaining greenspace.**

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

2019-022 Anyaegbunam Route 146 Medical Office Amendment – Site Plan

Applicant is requesting an amendment to the approved 2 story 3,000 sf base foot print medical office building approximately 6,000+/- sf total building with approximately 40 parking stalls to be modified for a one story proposed building. These changes include the limits of disturbance which resulted in a net increase of approximately .01 acres. Rt 146, Zoned: HM, Status: APPROVED SBL: 269.-3-3

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

ECC Recommendations:

- 1. ECC has no comments**

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

Discussion Items –

2019-044 940/942 Route 146 Professional Park Expansion

Applicant proposes to redevelop the properties at 940 and 942 NYS Route 146. The Capital Care Pediatrics building will remain and the existing parking lot will be expanded. The Play Care building will be demolished and relocated to a new 11,000 sf building, located at the rear of 940 Route 146. The Sara Marie School building will remain and the parking lot will be expanded. The new parking areas will provide for improved circulation. Project also includes parcel 271.-4-11.

This is a discussion item for a recommendation to the Zoning Board of Appeals, 940 Rt 146, Zoned: B-1, Status: PB – Discussion SBL: 271.-4-11

To be reviewed by: MJE Consultant: EDP Applicant: Winfield Company, LLC

ECC Recommendations:

1. **The ECC concurs with the applicant that the percentage of increase is substantial. The magnitude of the variances requested are so disproportionate and incompatible with the character of the surrounding community, excluding the Shenendehowa School Campus, that this request should be denied. Courts have recognized that there is often a direct relationship between the percentage of deviation of the zoning requirements and the impact of the variance on the community. Note: the Shenendehowa School District is not subject to Town of Clifton Park Zoning Code and therefore reliance upon the proximity of the Shenendehowa School Campus is not valid justification.**
2. **Per article IV B1 is intended to preserve the infrastructure of the transportation system along NYS146 by limiting density and there by reducing the traffic impacts associated with high density uses.**

A **motion** to adopt these statements was made by Dan Mathias, seconded by Mary Anne Mariotti; all in favor, none opposed.
 Brian Glick recuses from this discussion.

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The meeting was adjourned at 8:40 PM.



Respectfully submitted,
 Brian Glick

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