



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, October 15<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, Karl Siverling, Keith Martin, James Ruhl, Dan Mathias, Dave Alexander

ABSENT:

Mary Anne Mariotti, Raoul Desy, Sandy Roth

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **November 5<sup>th</sup>, 2019** at 7 PM in Town Hall, Conference Room B
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 4 Project received – 1 to review

Zoning Board –

Variance # 81227 Delmonico's Italian Steakhouse

Applicant requests variances from the Space & Bulk Standards in a B-4 Zone. Section 208-46C Requires 20' parking side setback – 8' available – 12' variance required.

Section 208-46F requires 35% greenspace – 28% available – 7% variance required

Section 208-48 requires a 15' landscaping buffer – 8' available – 7' variance required

**ECC Recommendations:**

- 1. The ECC recommends to the ZBA that the applicant maintain the minimally required greenspace as presented by the Comprehensive Plan and Town Code.**

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

**Planning Board**

- I. Public Hearings – *None*
- II. Old Business –

**2019-039 Capital District Advanced Dental Arts Parking Lot Expansion – Site Plan**

*Applicant proposes expanding the existing parking lot from 21 spaces to 35 space, 601 Bruno Rd, Zoned: R-1, Status: PB Prelim Review - Poss. Determination SBL: 271.-2-23*

To be reviewed by: MJE Consultant: Lamont Eng. Applicant: STB Builders

**ECC Recommendations:**

- 1. **The ECC recommends to the applicant to ensure that the abandoned well has been properly closed. Property owner shall provide documentation of the NYSDEC “Water Well Abandonment and Decommissioning Report”.**
- 2. **The driveway culvert needs replaced.**

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

- III. New Business –

**2019-050 15 Synergy Park Drive - Site Plan**

*Applicant proposes to construct a 40,000 sf office/warehouse that will house 2 tenants. Tenant 1 will have 15,000 sf of garage space and 10,000 sf of office space. The garage space will house service vehicles. Tenant 2 will occupy the remaining office/warehouse space. There will be 91 parking spaces that will be shared by the 2 tenants. Stormwater management will be on site. The site will have public sewer by SCSD#1 and Water serviced by CPWA, 15 Synergy Park Dr, Zoned: B-5, Status: PB Concept Review SBL: 265.-5-8*

To be reviewed by: MJE Consultant: ABD Applicant: Synergy Park, LLC

**ECC Recommendations:**

- 1. **The ECC recommends the applicant clearly delineate the wetlands and cite the date it was delineated. If five years has passed since the last determination, applicant shall contact ACOE to determine if an update is required.**
- 2. **The ECC requests the applicant to discuss a permanent conservation easement on the wetland areas to the Town of Clifton Park.**

**3. Any trails shown on the General Development Plan should be shown on the proposed project.**

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

**2019-051 451 Clifton Park Center Road 2 Lot Subdivision**

*Applicant proposes to subdivide the parcel into 2 lots in order to have the approved office building and the approved apartment building on 2 different parcels. Lot A will contain the Office Building ( project #2018-052 Wall Street Office Building) and will have 33.7% green space. Lot B will contain the apartment building ( project # 2017-009 Clifton Park Center Road Apartments) and will have 58.7% green space, 451 Clifton Park Center Rd, Zoned: TC2, Status: PB Concept Review* SBL: 271.-3-76.1

To be reviewed by: MJE Consultant: ABD Applicant: 451 Clifton Park Center Rd, LLC

**ECC Recommendations:**

- 1. The ECC requests applicant to clarify the new greenspace calculation for each of the two separate parcels.**

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

**2019-049 DiNovo 2 Family SUP**

*Applicant proposes converting a single family home into a 2 family home. Location is part of the Country Knolls South PUD, 3 Woodstream Dr, Zoned: PUD (comm), Status: PB Concept Review* SBL: 265.-2-23.121

To be reviewed by: MJE Consultant: Bova Eng. Applicant: Larry & Marianne DiNovo

**ECC Recommendations:**

- 1. What is the status of the monitoring well on the property?**

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

Discussion Items – *None*

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The meeting was adjourned at 8:20 PM.



Respectfully submitted,  
Brian Glick

cc: Clifton Park Town Clerk - Planning Director - Sanford Roth, Town Liaison