



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, November 19th, 2019

CALL TO ORDER:

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

PRESENT:

Scott Reese, Keith Martin, James Ruhl, Brian Glick, Mary Anne Mariotti, Dave Alexander, Karl Siverling

ABSENT:

Dan Mathias, Raoul Desy, Sandy Roth

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **December 3rd, 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 – 2 to review

Zoning Board –

Variance #81220 Stewarts Shop – 1740 Route 9

Applicant proposes to subdivide current parcel into 2 lots & construct new Stewarts on front parcel.

Variances required:

- 1. Canopy front setback required 80', 59.5' available, 20.5' variance required.*
- 2. Rear parking setback required = 30', 6' available, 24' variance required.*
- 3. 15' landscaping buffer required, 6' available at rear, 9' variance required.*

ECC Recommendations:

- 1. The ECC has no comments.**

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

Variance #81234 940 & 943 Route 146

Applicant proposes to combine parcel #271-4-11 (940 Rt. 146) and parcel #271-4-10 (942 Rt. 146) into one parcel and construct 7 new 4,800 SF buildings on the property.

Variances Required:

- 1. For the #500, #600, and #700 building combination, per Section 208-33B a 9600 SF variance is required.
- 2. For the #800 and #900 combination per Section 208-33B, a 4800 SF variance is required.
- 3. Building #300 requires a front setback variance. Section 208-35D (1) requires 70' to the front property line, 40' available, 30' variance required.

ECC Recommendations:

- 1. 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.**
- 2. Per Section 208-33 D., the appearance of long massive structures within an area of residentially sized buildings shall be discouraged.**

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

Planning Board

- I. Public Hearings –

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 27.7% 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 Prelim Review - Poss. Determination SBL: 271.-3-76.1

To be reviewed by: MJE Consultant: ABD Applicant: 451 CPC RD, LLC

ECC Recommendations:

- 1. ECC has no comments**

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

II. Old Business – None

III. New Business – None

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 will be demolished and relocated to a new 11,000 sf building located at the rear of 940 Route 146. The Sara Marie building will remain and the parking lot will be expanded. The new parking lots will provide for improved circulation. Project also includes parcel 271.-4-11.

This is a discussion item for recommendation to the Zoning Board of Appeals, 940 Rt 146,

Zoned: B-1, Status: PB – Discussion

SBL: 271.-4-11

To be reviewed by: No Review Consultant: EDP Applicant: Winfield Company, LLC

ECC Recommendations: - See Zoning Board Variance #81234 ECC Recommendation

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The meeting was adjourned at 8:10 PM.



Respectfully submitted,
Brain Glick

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