



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, December 3rd, 2019

CALL TO ORDER:

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

PRESENT:

Scott Reese, James Ruhl, Brian Glick, Mary Anne Mariotti, Dave Alexander, Dan Mathias, Raoul Desy

ABSENT:

Keith Martin, Karl Siverling, Sandy Roth

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **January 7th, 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

Planning Board

I. Public Hearings –

2018-070 & 2018-071 Synergy Phase 2 (1902 Route 9 Commercial Site Plan & Subdivision)

Applicant proposes to construct 203,400 square feet of office/warehouse buildings which is a permitted use in the L1 & L2 zone pursuant to Section 208-64B of the Town Zoning code. The building may be developed in phases, 1902 Rt 9, Zoned: L 2, Status: PB - Revised Conceptual review SBL: 259.-2-47

To be reviewed by: MJE Consultant: Lansing Applicant: MJ Prop of CP, Inc.

ECC Recommendations:

1. The ECC notes that the proposed building, parking facility, and the entire building envelope on Lot 3 appears to be within the FEMA 100-year flood plain on drawing. In addition, the parking facility on Lot 1 appears to be within the FEMA 100-year flood plain.
2. Furthermore, according to your response letter dated November 18, 2019 to John Scavo, the ECC has concerns about the consistency between the letter (comment 5c.) and the maps (CLP-1 & CSP-1).
3. If floodplain is considered to be altered the applicant shall apply for all applicable permits.
4. Per Town Code 208-65C. Buffer – On Lot 3 the proposal paves over approximately 150 feet of an established Saratoga County Sewer Easement.
5. Per Town Code 208-64E. The zoning enforcement officer shall determine the suitability of any use within the light industrial district in writing pursuant to the criteria set forth in the code.
6. Per Town Code 208-64F. No activity in the LI district shall permit any discharge either on or off site of any toxic or noxious matter in such concentrations as to be detrimental to public health or significant bird and mammal wildlife.
7. The ECC recommends the applicant repopulate the greenspace with mature vegetation (ie. trees and shrubs) and provide a Landscaping Plan that will remediate the clearcutting of the project site; Consistent with Town Code 208-64A.3.

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

II. Old Business – *None*

III. New Business –

2019-057 Kieper Timber Harvest – Special Use Permit Application to be reviewed for conformance with Chapter 184 of the Town Code

Applicant proposes a forest management plan to improve the overall health and productivity of the forest ecosystem and to improve wildlife habitat. Buffers will be left along all property boundaries, NYSDEC wetlands and sensitive environmental areas, Riverview Rd, Zoned: CR, Status: PB Concept Review SBL: 288.-1-35

To be reviewed by: MJE Consultant: Saratoga Land Mgt Applicant: Saratoga Land Mgt

ECC Recommendations:

1. The Applicant in preparing the SUP shall adhere to Town Code 184 and supply all data requested with the Town Code.
2. In particular the area to be logged shall first be reviewed by a consulting forester or state forester to be retained by the applicant to advise the applicant, in writing, concerning the proposed operation and this report is to be submitted to the Planning Board. Please note, that the DEC can provide information regarding foresters NYSDEC/FINDAFORESTER website.

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

Discussion Items –

2018-057 Ellis Medical Center Phase 2

Project received Site Plan approval on March 12, 2019 and will need a 1 year extension prior to obtaining a building permit.

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The meeting was adjourned at 8:40 PM.



Respectfully submitted,
Brain Glick

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