



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

Heather Fariello

## DRAFT

MINUTES:

**Tuesday, January 21, 2020**

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, Dan Mathias, Raoul Desy, Keith Martin

ABSENT:

Mary Anne Mariotti, Dave Alexander, Karl Siverling

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **February 4<sup>th</sup>, 2020** 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 – None
- II. Old Business – None

III. New Business –**2020-001 Schreifels Waite Road 2 Family SUP**

*Applicant proposes constructing a 2-Family home. Water will be provided by an existing on-site well and wastewater will be handled by a new raised-bed septic system. The parcel located at 563 Waite Road lies in the R-3 Residential zone which allows multi-family residences with the approval of a Special Use Permit, 563 Waite Rd, Zoned: R-3, Status: PB Concept Review SBL: 270.-1-23.3*

To be reviewed by: MJE

Consultant: ABD

Applicant: Scott Schreifels

**ECC Recommendations:**

- 1. A review of the Saratoga County Tax Records indicates that the lot size is 4.39 acres. This is incorrectly recorded in the Site Data on the project plan. Furthermore, Town Code 208-10 B. (9)(a)[7] states that 2 family dwellings shall be considered the equivalent of two dwelling units. Each structure shall conform with the minimum land area requirements per dwelling unit as prescribed by section 208-11. The minimum square footage for this project must be 200,000 square feet per Town Code. The actual square footage of the lot is 191,228 square feet.**
- 2. The amount of fill to implement this project is significant if not prodigious. The negative environmental impact of this project is to produce a leach field is approximately 35 feet from a Federal designated wetland. The elevated leach field also creates a downhill flow to the wetland. It should be noted that this Federal Wetland is part of the Dwaas Kill Watershed.**

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

**2020-002 DeForest Horse Barn - Site Plan**

*Applicant proposes to construct a 60'X160' (9,600 sf) Horse Barn and a 80'x200' (16,000 sf) indoor riding stable on a lot located at 753 Grooms Road. The existing lot consists of grass fields, wetlands and a cellular communications tower. Also, a portion of the lot has been previously approved for a 10,344.360 kW DC STC Rated Solar array, 753/765 (solar) Grooms Rd, Zoned: R-1, Status: PB Concept Review SBL: 276.-2-30.1*

To be reviewed by: MJE

Consultant: ABD

Applicant: Sara DeForest

**ECC Recommendations:**

- 1. The ECC recommends that the Planning Department review the standards for accessory buildings. It appears that no detached barn or other accessory should be placed closer to a front property line than 80 feet. The plans show the building to be 50 feet from the front property line.**
- 2. The setback requirements referenced on the plans appear to be incorrect.**
- 3. Per Town Code 208-85(B) In passing upon any application for a stable or riding academy, the Planning Board shall consider the drainage, percolation, and topography, of the proposed site and its proximity to public or private water**

**supplies. The ECC notes that there is an existing and a proposed well site within close proximity to the proposed stables and riding facility. The plans do not indicate if the proposed well is for human consumption.**

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

Discussion Items – *None*

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The meeting was adjourned at 8:50 PM.



Respectfully submitted,  
Brain Glick

cc: Clifton Park Town Clerk  
Planning Director