



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

Interim Town Liaison:

Councilwomen Amy Standaert

Members:

Raoul Desy

Brian Glick

Dan Mathias

Karl Siverling

James Ruhl

Keith Martin

Mary Anne Mariotti

Dave Alexander

Heather Fariello

FINAL

MINUTES:

Tuesday, February 4, 2020

CALL TO ORDER:

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

PRESENT:

Scott Reese, Brian Glick, Dan Mathias, Raoul Desy, Keith Martin, Mary Anne Mariotti, Dave Alexander, Karl Siverling, Heather Fariello

ABSENT:

James Ruhl

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **February 18th, 2020** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 3 Project received – 0 to review

Planning Board

I. Public Hearings – None

II. Old Business –

2020-005 Sonic Town Plaza Site Plan Modifications

Applicant proposes to modify a site plan previously approved on June 12, 2018. Modifications will be at the eastern section of the Town Plaza site and will include a drive thru and car stall canopy section for a Sonic Restaurant. The proposed modifications will include the redesign of the original parking and stormwater management configuration to allow for an expansion of the existing infiltration basin.

Stormwater runoff does not exit the project area and the entire site drains into itself therefore obtaining a SPEDES permit under General Permit GP-0-15-12 will not be necessary, 800 Rt 146, Zoned: TC3, Status: PB Preliminary Review SBL: 271.-3-73

To be reviewed by: MJE Consultant: Lansing Applicant: Fast Eats of CP

ECC Recommendations:

1. Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow
2. The ECC notes that the total greenspace percentage is not listed. The greenspace shall comply with The Town Center Bulk Standards Table and listed on the plans.
3. The ECC recommends that if the stormwater management areas are deeper than 4 feet and has slopes steeper than 4:1 should be enclosed by fencing.
4. The ECC would like to see a planting plan showing all the greenspace for this project.

A **motion** to adopt these statements was made by Karl Siverling, seconded by Dave Alexander all in favor, none opposed. - Keith Martin recused from this discussion.

2019-037 Boni, Ryan 2 Lot Subdivision

Applicant proposes to subdivide a 13.07 acre parcel into 2 lots (10.04 acres and 2.82 acres) to accommodate 2 residential single family homes, Rt 146A, Zoned: CR, Status: PB Preliminary Review w/ possible determination SBL: 264.-3-66.11

To be reviewed by: MJE Consultant: n/a Applicant: Ryan Boni

ECC Recommendations:

1. It appears to the ECC that the granting of the variances was contingent upon the donation of 7 acres of land to the Town of Clifton Park. However, a review of this proposed donation by the town planning department indicates that due to its lack of accessibility, this donation would be better suited to be made to Saratoga Plan which owns the adjacent Woodcock Preserve. The ECC recommends that the Planning Board / Town Board determine that such a donation would be acceptable to Saratoga Plan before proceeding with a decision. The criteria and procedure for approval is outlined in Town Code 208-43.16.
2. The approval of the second lot should be contingent upon the applicant demonstrating to the Planning Board that the proposed donation will be consummated prior to the approval of the second lot either by a donation to Saratoga Plan, Town of Clifton Park or obtaining a permanent conservation easement on the property.

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

III. New Business –

2020-004 Pasquariello 2 Lot Subdivision

Applicant proposes to subdivide a 99.4 +/- acre parcel into two separate parcels. Parcel #1 shall be 3.6 +/- acres and Parcel #2 shall be 95.8 +/- acres (Remaining lands to be retained by Pasquariello, Rt 146, Zoned: B-5, Status: PB Concept Review

SBL: 270.-1-20.111

To be reviewed by: MJE Consultant: EDP Applicant: Arthur Pasquariello

ECC Recommendations:

- 1. The ECC has no comment at this time.**

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

2020-006 Crescent Woods 12 Lot Subdivision

Applicant proposes to amend two prior approved projects, (project 2019-043 1573 Crescent Road 4 Lot Subdivision and 2012-030 Crescent Woods - 62 lots Subdivision) as well as multiple Lot Line Adjustments, to include 11 additional lots for a total of 77 lots (75 new and 2 existing) while also providing additional infrastructure revisions and design benefit to the Town of Clifton Park, 1573 Crescent Rd, Zoned: R-1, Status: PB Concept Review

SBL: 283.-2-9

To be reviewed by: MJE Consultant: Lansing Applicant: Beverwyck Development

ECC Recommendations:

- 1. The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.**
- 2. Federal jurisdictional wetlands have been identified on this site. *Uses in this area are restricted.* The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in Federal wetlands. The applicant should ensure no incursions into the wetlands on lot 40.**
- 3. Due to the potential wetlands on Lot 41 the applicant will determine the location and extent of disturbance before a building permit is issued.**

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

Discussion Items – *None*

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The meeting was adjourned at 8:30 PM.



Respectfully submitted,
Brain Glick

cc: Clifton Park Town Clerk
 Planning Director