



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

Dave Alexander

Heather Fariello

FINAL

MINUTES:

Tuesday, March 3rd, 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, Keith Martin, Heather Fariello,
James Ruhl, Dave Alexander, Raoul Desy

ABSENT:

Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **March 17th, 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

Zoning Board - None

Planning Board

- I. Public Hearings – None
- II. Old Business – None
- III. New Business –

2020-014 Landmark Square

Applicant proposes to develop the site with a 1 story 2,400 sf bank, a 3,500 sf urgent care center and a 2,400 sf drive-thru restaurant with associated parking access drive, utilities, landscaping, stormwater management facilities and other site appurtenances, 1729 Rt 9, Zoned: B4A, Status: PB Concept Review

SBL: 272.9-1-5.1

To be reviewed by: MJE Consultant: Bohler Eng. Applicant: CP Landmark Ltd

ECC Recommendations:

- 1. The ECC notes that the plan states that there are 2.72 acres of land within the Town of Clifton Park. The proposed project shows 3 buildings within that area. Per 208-50.3 (Space and Bulk Standards) area and lot dimensions require a minimum net land area per establishment of 1 acre. Therefore, the proposed land per establishment does not meet the requirements. Furthermore per 208-50.6, the minimum land area required to construct a group of establishments shall be 5 acres.**
- 2. In the event the applicant should decide to subdivide the 3 buildings, it appears that it will be non-conforming to current town code.**
- 3. The applicant should provide a plot plan that meets town submittal requirements. In addition, the Applicant must indicate the proposed amount of greenspace for this project. The applicant shall show the greenspace with shading and confirm that the amount of greenspace within Clifton Park equates at least 35% as required by Town Code.**

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

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. Play Care will be relocated to 3 new buildings. The existing Play Care building will remain and be leased to a new user and share proposed parking expansion with Capital Care Pediatrics. The Sara Marie School will relocate to 2 new buildings. The existing building will be demolished to allow for parking and circulation improvements. The two existing entrances on Route 146 will be combined into a single point of entry with a landscape boulevard. Project also includes parcel 271.-4-10. Required Area Variances were approved on 1-7-20, 940 Rt 146, Zoned: B-1, Status: PB Concept Review

SBL: 271.-4-11

To be reviewed by: MJE Consultant: EDP Applicant: Winfield Company, LLC

ECC Recommendations:

- 1. There is a discrepancy between the narrative description in the application for site plan review and the plan provided. Specifically, which buildings are remaining, and which ones will be removed.**

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

Brian Glick recused from this project.

Discussion Items – *March 9th Town Board Public Hearing to discuss a 6-month moratorium on all applications for residential subdivisions in the CR Zone.*

The ECC recommends to the Town Board as they consider the moratorium to evaluate and reassess the effectiveness of the GEIS from 15 years ago. The moratorium should be comprehensive in scope (eg, incorporate all forms of development) and must allow for a robust, transparent, and thorough review of the GEIS that also incorporates the support of the public.

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

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The meeting was adjourned at 8:40 PM.



Respectfully submitted,
Brain Glick

cc: Clifton Park Town Clerk
Planning Director