



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 17th, 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

ABSENT:

James Ruhl, Dave Alexander, Raoul Desy, Heather Fariello, Karl Siverling

ANNOUNCEMENTS:

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

2020-006 Crescent Woods 77 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 Preliminary Review w/ possible determination
SBL: 283.-2-9 To be reviewed by: MJE Consultant: Lansing Applicant: Beverwyck Dev Corp

ECC Recommendations:

- 1. The ECC previous comments were not addressed by the applicant. The ECC requests the applicant respond to the three listed recommendations for review by the planning board prior to approval.**
 - a. The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.**
 - b. 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.**
 - c. 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 Dan Mathias, seconded by Keith Martin all in favor, none opposed.

II. Old Business –

2019-052 Plank Road Apartments

Applicant proposes combining parcels located at 632,634,and 636 Plank Road in order to construct a 34 Unit 4 story Apartment Complex with a 8,650 sf footprint. Each existing parcel contains a 2 story office building with access from curb cuts at 632 and 636 Plank Road. Access to parcel 634 is through via ingress/egress easements on 632 & 634. The apartment building will be west of the existing office buildings. Applicant proposes to revitalize the frontage on Plank Road with landscaping, lighting, multi- use path and 223 parking spaces along with a cross-lot connection to the existing "Shoppers World" Plaza. Also involves parcel 271.-3-19.113 & 114, 636 Plank Rd, Zoned: TC5, Status: PB Preliminary review w/ Poss. Deter SBL: 271.-3-19.112
To be reviewed by: MJE Consultant: ABD Applicant: Plank Road LLC

ECC Recommendations:

- 1. It appears that the commercial space is only on the first-floor corners of the structure. Per the TC5 Neighborhood Zone Overview (208-22.1), “3 story mixed use buildings are permitted, with residential dwelling units only (emphasis added) allowed above commercial spaces.” It would appear that this proposed design requires a variance.**
- 2. Per the TC5 Neighborhood Zone Overview (208-22.1), “This zone also allows buildings up to 4 or 5 stories in height in return for providing structured parking**

which is available to the public.” The applicant should identify the location of the structured public parking that justifies a 4-story building. Otherwise, it would appear that this proposed design requires a variance.

- 3. It appears that the proposed 4 story design will dwarf the existing 2 story office buildings and is out of character of the surrounding existing structures.

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

2020-002 DeForest Horse Barn

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, 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 Prelim Review - Poss. Determination SBL: 276.-2-30.1
 To be reviewed by: MJE Consultant: ABD Applicant: DeForest

ECC Recommendations:

- 1. **Due to the of horse manure in an onsite dumpster and the potential for leaking during wet weather, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster that will store the excrement.**

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

III. New Business –

2020-016 REXFORD SQUARE SELF STORAGE

Applicant proposes to build multiple Self-Storage structures with associated parking, turn around & stormwater, 8 Daggett Dr, Zoned: HM, Status: PB Concept Review SBL: 269.-3-2.24
 To be reviewed by: MJE Consultant: Empire Eng. Applicant: Guidarelli

ECC Recommendations:

- 1. **The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified (i.e., clearly labeled) on the plot plan.**
- 2. **Per Town Code 208-43.2 self-storage facilities are a permitted use provided that they appear residential in character. The applicant shall provide a elevations that demonstrate residential character of proposed structures.**

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

2020-017 Ford-Ryan 2 Family SUP

Applicant requests approval of an SUP for an existing 2 family residence, walk out basement apartment, 484 Waite Rd, Zoned: CR, Status: PB Concept Review SBL: 270.19-3-11

To be reviewed by: n/a Consultant: none Applicant: Ford/Ryan

ECC Recommendations:

- 1. In order to evaluate this project, the ECC requests that the applicant provide drawings which conform to the planning department size requirements and provide sufficient project statistics and descriptive narrative.**
- 2. If this project is located in the Conservation Residential Zone, Town Code requires 3 acres of land per equivalent dwelling unit. By converting this residence to a three-family home, 9 acres of unconstrained land are required. Approval of this project would be the equivalent of granting a variance to a pre-existing non-conforming use. The proposed use is not in harmony with and does not promote the general purposes and intent of the comprehensive plan.**
- 3. The applicant should validate the availability of adequate and proper public facilities for water which is required for a Special Use Permit.**

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

2020-018 Woodin Road 6 Lot Subdivision

Applicant proposes to subdivide the 8.97-acre parcel into 6 single family building lots. There are 2.35 acres of Federal wetlands on-site which the applicant proposes to disturb less than 1/10th of an acre for construction of driveways. Water will be private well systems. Sanitary Sewer will be serviced by Colonial Green via a low-pressure force main system. This is a new version of project 2017-059 Woodin Manor, Woodin Rd, Zoned: R-1, Status: PB Concept Review SBL: 278.-1-7 To be reviewed by: MJE Consultant: ABD Applicant: Eugene Kim

ECC Recommendations on November 21, 2017:

1. Due to the environmental constraints within the project site, the ECC recommends the applicant explore the consolidation of driveways to minimize wetland impacts and meet minimum lot width requirements.
2. The ECC requests the applicant provide a current jurisdictional determination from both Army Corps of Engineers and NYS DEC.
3. The ECC is concerned with the proximity of the septic field to the wetland on lots #1 & #6.

- 4. The ECC is concerned with the location of the wells on lots #1, 2, and 3 to the public right-of-way, which may result in non-potable water.
- 5. The ECC recommends the applicant be required to periodically test soil types to determine the ability for stormwater to infiltrate in areas proposed to be graded to retain water.

ECC Recommendations:

- 1. **The ECC Recommends that the New York State Scenic Enhancement Preserve No Cut / Clearing Zone and the limits of ACOE wetlands be delineated by split rail fencing.**
- 2. **The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands. The Applicant must avoid intrusion into ACOE Wetlands or apply for a Federal Wetlands Permit for any disturbances for the project. The Town of Clifton Park should be provided with copies of all related correspondence.**
- 3. **The ECC notes that there are six curb cuts within approximately 520 feet on a busy road with two secondary road directly across the project entering the east side of Woodin Road. This is potentially a traffic safety issue.**

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

Discussion Items – *None*

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The meeting was adjourned at 8:55 PM.



Respectfully submitted,
Brain Glick

cc: Clifton Park Town Clerk
Planning Director