



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

Marla Zuarino

DRAFT

MINUTES:

Tuesday, April 7th, 2020

CALL TO ORDER:

Brian Glick, called the meeting to order at 7:00 PM in on Zoom Video Conferencing Link from Electronic Device

PRESENT:

Scott Reese, Brian Glick, Dan Mathias, James Ruhl, Heather Fariello, Karl Siverling, Marla Zuarino

ABSENT:

Raoul Desy, Keith Martin, Dave Alexander

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **April 21st, 2020** at 7 PM on Zoom Video Conferencing Link from Electronic Device
- 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 Heather Fariello all in favor, none opposed.

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 Preliminary Review w/ possible SEQR Determination SBL: 270.-1-20.111

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

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. Prior to any further site plan for development applicant shall provide wetland delineation and identification (federal / state) for the site.**

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

2018-071 Synergy Phase 2 (1902 Route 9 Commercial Subdivision)

Applicant proposes to subdivide the property into 3 lots to allow for construction of office/warehouse buildings to be built in phases starting with a 100,000 square foot building on

*one of the lots, 1902 Rt 9, Zoned: L 2, Status: PB Prelim Review - Poss. SEQOR Determination
SBL: 259.-2-47*

To be reviewed by: MJE Consultant: Lansing Applicant: MJ Properties, Inc

ECC Recommendations:

- 1. The ECC has no comments on the subdivision at this time.**

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

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

Applicant proposes the construction of 203,400 sf of office/warehouse buildings which is a permitted use in the LI-2 zone pursuant to Section 208-64B of the Town Zoning Code. The buildings may be developed in phases, 1902 Rt 9, Zoned: L 2, Status: PB Prelim Review-Poss. SEQOR Determination SBL: 259.-2-47

To be reviewed by: MJE Consultant: Lansing Applicant: MJ Properties, Inc

ECC Recommendations:

- 1. The ECC notes that sensitive environments exist on both the proposed site and the properties adjacent to the project site, thus there is a potential for significant erosion impact on these areas. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.**
- 2. The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of the Dwaas Kill The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments. The Dwaas Kill is a Class C(T) stream and a listed 303(d) segment impaired by pollutants related to construction activity.**

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

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. The applicant shall clarify if the existing well will be shared between the existing home and the two proposed two-family dwellings.**
- 2. ECC requests that the applicant specifies the distance between the septic field and the freshwater wetland on the NYS Department of Health permit application.**

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

II. Old Business –

2020-009 GR Lewis Construction, Co 6 Lot Subdivision

Applicant proposes subdividing a 26.08 acre parcel into 6 single family home residential lots with private septic and public sewer. The property is zoned R-3 agricultural/residential and all lots meet or exceed the zoning requirements. The lots range in size from 2.3 acres to 9.25 acres, Vischer Ferry Rd, Zoned: R-3, Status: PB Prelim Review w/ Possible SEQOR Determination SBL: 283.-1-1.2

To be reviewed by: MJE Consultant: Lansing Applicant: Rod Lewis

ECC Recommendations:

- 1. The parcel (subdivision) is located in an area which may be impacted by the adjacent Sportsman Club (Gun Club) activity. Impacts may include Firearm noise. The ECC recommends that the Planning Board require that this warning be included in the Final Plot Plan.**
- 2. The ECC notes that Vischer Ferry Road is a highly traveled thoroughfare and there is the concern of 4 additional driveways entering onto the Vischer Ferry Road. ECC requests that the applicant shall consider consolidating the driveways.**

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

2020-011 & 2020-012 Appleton Road Solar Array Site Plan & SUP

Applicant proposes construction of a 5.0 MW AC ground-mounted solar energy generating facility. The facility will cover approximately 27.7 acres and be surrounded by a 7' fence and an associated road will cover an additional 1.42 acres, 94 Appleton Rd, Zoned: CR, Status: PB Preliminary Review w/ possible SEQOR determination SBL: 270.-1-50.1

To be reviewed by: MJE Consultant: Borrego Solar Applicant: Jeanne Lindsey

ECC Recommendations:

- 1. The ECC is interested in reviewing the prepared report from the professional wildlife biologist when it is available.**

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

III. New Business –

2020-021 Nortrax Site Plan

Applicant proposes to construct a 26,000 sf building with 70 parking spaces, outdoor storage area, and equipment testing area. The facility will be for sales and service of heavy machinery. The property will be accessed from a private road sharing access with other property within the future commercial light industrial park. The property will be serviced by both municipal sewer and water supplies and Stormwater will be managed on site, 279 Ushers Rd, Zoned: LI2, Status: PB Concept Review SBL: 259.-2-74.3

To be reviewed by: MJE Consultant: EDP. Applicant: Nortrax, Inc.

ECC Recommendations:

- 1. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant should retain existing vegetation and/or use landscaping and grading to provide visual and auditory buffering between the project and the Northway. In addition, the ECC requests that the Planning Board specifically prohibit the display of any products or signs that are visible from Interstate 87 by retaining the vegetative buffer that presently exists.**

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

2020-020 DCG Ushers Rd 3 Lot Subdivision

Applicant proposes to subdivide the 33.6 acre parcel into 4 lots. Three of the lots will be utilized for zoning compliant site developments and one lot will be merged with an adjacent parcel under common ownership. A 60 ft wide private road ingress/egress and utility easement will be established for use by all 3 parcels. Stormwater management will be provided for the new impervious areas, 279 Ushers Rd, Zoned: LI2, Status: PB Concept Review SBL: 259.-2-74.3

To be reviewed by: MJE Consultant: EDP. Applicant: DCG.

ECC Recommendations:

- 1. The ECC notes that access to the Nortrax parcel is through an adjacent parcel. This will require a maintenance agreement between the owners of the two parcels in the event there is separate ownership.**
- 2. The ECC requests that the proposed trail right of way be retained and completed connecting Ushers Road to Wood Road.**

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

Discussion Items – *None*

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The meeting was adjourned at 9:10 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk
Planning Director