



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: **Wednesday, April 22nd, 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: Keith Martin, Dave Alexander, Raoul Desy

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **May 5th, 2020** at 7 PM in Town Hall, 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 –

2020-011 & 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 SEQR 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 Dan Mathias, seconded by James Ruhl all in favor, none opposed.

II. Old Business –

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 on April 7th, 2020:

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 on April 7th, 2020:

- 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.

2020-022 Purushotham 2 Family SUP

Applicant proposes to construct an addition to their existing home to turn it into a 2 family home for their elderly parents who already live in the home. A variance will be required for Lot Size (40,000 sf required, 22,000 available), 69 Blue Jay Way, Zoned: R-1, Status: PB Concept Review SBL: 276.-7-3-35

To be reviewed by: N/A Consultant: Mark Bergeron Applicant: Rajani Purushotham

ECC Recommendations:

- 1. The variance being requested is significant (reference Local Law 6-2018) and out of character with the neighborhood.**
- 2. The ZBA should validate that the side yard setback meets the R-1 requirement of 10 feet.**

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

2020-023 Stewart's 923 Riverview Road Site Plan

Applicant proposes redevelopment of the existing shop with gasoline filling stations. The new store will be approximately 3,900 sq ft, 923 Riverview Rd, Zoned: HM, Status: PB Concept Review SBL: 269.-3-21

To be reviewed by: MJE Consultant: Scott Kitchner Applicant: Stewart's Shops

ECC Recommendations:

- 1. The trails committee shall explore the concept of a trail starting at this site going north along the east side State Route 146.**

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

Discussion Items –None

* * * * *

The meeting was adjourned at 8:20 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk
Planning Director