



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

FINAL

MINUTES:

Tuesday, June 16th, 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, Keith Martin, Dave Alexander

ABSENT:

Heather Fariello, Karl Siverling, Marla Zuarino, Raoul Desy

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **July 7th, 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 – None

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/ possible determination SBL: 271.-3-19.112

To be reviewed by: MJE Consultant: ABD Applicant: Plank Rd Center, LLC

ECC Recommendations:

- 1. The ECC has concerns with the applicant’s conclusions pertaining to the impact of the character of the neighborhood.**
- 2. Per town code 208-21(1) one of the purposes of the form-based zoning code is to provide “an attractive mix of green lawns, park space, shade trees, multi-use paths, activity areas, and civic uses for public enjoyment.”**
 - a. Because of the scale of this project none of these objectives are being achieved. The proposed design of the project in fact undermines the previously outlined objectives.**

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

III. New Business –

2020-026 132/134 Lapp Road Site Plan

Applicant proposes to build two, 2- family residential dwellings with separate driveways that will access to Lapp Road. Parcel has previously been approved for two 3,750 square foot office buildings in 2007 via site plan and use variance. 132 Lapp Rd, Zoned: R-1, Status: PB Concept Review SBL: 284.13-1-19/284.13-1-18

To be reviewed by: MJE Consultant: EDP Applicant: A. Massaroni

ECC Recommendations:

- 1. The ECC has concerns about the placement of the two-family residential dwelling on an undersized lot. The net loss for both lots will be 13,900 square feet on a highly traveled road. This is a 17% increase in density.**

- 2. **The adjacent properties are single family residences and this project is not in character with the surrounding neighborhood.**
- 3. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.**

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

2020-027 132/134 Lapp Road SUP

Applicant proposes to build two, 2- family residential dwellings with separate driveways that will access to Lapp Road, Parcel has previously been approved for two 3,750 square foot office buildings in 2007 via site plan and use variance. 132 Lapp Rd, Zoned: R-1, Status: PB Concept Review SBL: 284.13-1-19/284.13-1-18

To be reviewed by: MJE Consultant: EDP Applicant: A. Massaroni

ECC Recommendations:

- 1. **The ECC has concerns about the placement of the two-family residential dwelling on an undersized lot. The net loss for both lots will be 13,900 square feet on a highly traveled road. This is a 17% increase in density.**
- 2. **The adjacent properties are single family residences and this project is not in character with the surrounding neighborhood.**
- 3. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.**

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

Discussion Items –None

* * * * *

The meeting was adjourned at 8:06 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk
Planning Director