



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, August 6<sup>th</sup>, 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, Dan Mathias, Keith Martin, Brian Glick, James Ruhl, Heather Fariello, Karl Siverling

ABSENT:

Marla Zuarino, Raoul Desy, Dave Alexander

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **September 1<sup>st</sup>, 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 – 1 Project received – 1 to review

### Zoning Board - None

### Planning Board

#### I. Public Hearings –

#### **2020-020 DCG Ushers Rd 3 lot Subdivision**

*Applicant proposes to subdivide the 33.6 acre parcel. 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: L 2, Status: PB Preliminary Review w/possible determination SBL: 259.-2-74.3 To be reviewed by: MJE Consultant: EDP Applicant: DCG*

**ECC Recommendations:**

- 1. The ECC requests that the proposed trail right of way be retained and completed connecting Ushers Road to Wood Road. If the route through the complex is considered it should be improved and widened to accommodate pedestrian and bike traffic without interfering with anticipated commercial traffic.**

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

II. Old 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. 279 Ushers Rd, Zoned: LI2, Status: PB Preliminary Review w/ possible determination SBL: 259.-2-74.3  
To be reviewed by: MJE Consultant: EDP. Applicant: Nortrax, Inc.*

**ECC Recommendations:**

- 1. The ECC believes that the “display area” is totally out of character with the Northway corridor. This “display area” is a safety distraction and aesthetic affront to established standards applicable to the Northway corridor.**
- 2. Specifically, 208-65 “Space and bulk standards” C. Buffer requires that “there shall be established a minimum 25-foot planted buffer along the rear and side property lines of all parcels” in Light Industrial Districts. The planted buffer shall be continuous and uninterrupted. A 50 x 50 display area contravenes and ignores this requirement. Other heavy equipment suppliers in this district have complied with a planted buffer on their property. The importance of a buffer in the Light Industrial Zone is further reiterated in 208-65.E Setbacks (2). This provision states “Side yards/rear yards. In order to allow for maximum flexibility of design, to preserve as much of the natural environment as possible and to promote the purpose of this article, there is established a twenty-five-foot minimum side and rear yard setback, which shall be considered a buffer area and which shall contain natural or planted vegetation for the purpose of screening uses from adjacent properties. No parking shall be permitted in the buffer area.” (emphasis added).**

- 3. The ECC requests addition design details and total storage capacity of tanks for the Petroleum Bulk Storage Area for review. The ECC believes that the Colonie Channel Aquifer is present under this property. For this reason, underground petroleum tanks should be prohibited (See 208-66.F Development Standards).**

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

**2020-030 Motostar Motorcycle Sales Site Plan**

*Applicant proposes to resurface an existing parking area and use an existing 6,500 sf one story building for a motorcycle sales facility on 1.26 acres with road frontage on Route 9 and Old Route 146, 31 Old Rt 146, Zoned: B-4A, Status: PB Change of Use w/ Possible Determination SBL: 272.9-1-37 To be reviewed by: MJE Consultant: EDP Applicant: Motostar Inc.*

**ECC Recommendations:**

- 1. Due to the probability of materials that are associated with this business leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s). If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow**

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

**2020-016 Rexford Square Self Storage**

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

**ECC Recommendations:**

- 1. 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 Keith Martin, seconded by James Ruhl all in favor, none opposed.

III. New Business –

**2020-034 Park West PDD Amendment 1 Site Plan**

*Applicant proposes to amend approved PDD (NOD 3-6-19) to construct 14 single family condominium buildings, 5 two unit condominium buildings (10 Units), 27 four unit condominium buildings ( 108 units), and overflow parking. The overall PDD size is approximately 23.5 +/- acres and is predominately wooded. Stormwater will be managed on-site in accordance with NYSDEC requirements. The proposed PDD will encompass 23.5 acres. A 4.19 acre parcel is being offered in a dedicated conservation area. Also involves parcel 271.-1-16 and 271.-1-1.2. Original Project: 2017-049 Earl Route 146A PDD (aka Park West), Rt 146 & 146A, Zoned: PUD (comm), Status: PB Concept Review SBL: 271.-1-16*

To be reviewed by: MJE Consultant: Lansing Applicant: S. Earl

**ECC Recommendations:**

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

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

**2020-037 Druthers of Clifton Park Site Plan**

*Applicant proposes developing 5.3 acres with a restaurant/brewery. A 10,000 sf building will house the dining areas, kitchen, bathrooms and brewery. The plans will include outdoor dining areas that will provide opportunities for play area, casual seating, music and private events. Paved parking will be provided for 120 cars with overflow land-banked parking for up to 130 cars. The building will be connected to public sewer and water utilities and storm water will be managed on site., South Side Dr, Zoned: PUD (comm), Status: PB Concept Review SBL: 271.16-1-6.1*

To be reviewed by: MJE Consultant: EDP Applicant: Druthers Brewing Co

**ECC Recommendations:**

- 1. The proposed use does not appear to be consistent with the predominant character of the surrounding built and natural landscape (ie. Senior housing, elementary schools, YMCA, and town park).**
- 2. 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.**

3. **The ECC specifically notes that appropriate stormwater management for the proposed site must be appropriately engineered to ensure that no stormwater runoff from the applicant’s project encroaches on adjacent structures (i.e., underground parking at Bentley, etc.).**
4. **Emergency access through the Bentley Parking lot is not a safe and ensured route for emergency traffic. This would be particularly true if the parking lot needs to be used for emergency purposes for the Bentley Structure (e.g. HVAC maintenance for over 200 elderly Bentley residents).**
5. **The ECC has serious concerns about the viability of the proposed outdoor venue. Specifically, there is a high potential for noise disturbance which can endanger and or injure the health of humans residing in the senior residence adjacent to the property. For example, Bentley residents (and patrons of the YMCA) are expected to use the recently acquired parkland on the southside of Maxwell. Large events with significant vehicle traffic pose a hazard to pedestrians who wish to access this parkland.**

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

Discussion Items:

**2019-030 Rexford Square Office Building Site Plan**

*Applicant is asking for a 1 year extension of the approved 3,760 SF commercial office building with associated parking and septic system, 3 Daggett Dr, Zoned: HM, Status: APPROVED on 8-13-19 SBL: 269.-3-2.22*

**ECC Recommendations:**

1. **ECC has no comments.**

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

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The meeting was adjourned at 9:00 PM.



Respectfully submitted,  
Brian Glick

cc: Clifton Park Town Clerk & Planning Director