



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, September 1st, 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, Marla Zuarino, Raoul Desy, Dave Alexander

ABSENT:

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **September 15th, 2020** at 7 PM on Zoom Video Conferencing Link from Electronic Device
- Scott Reese, Stormwater Management Technician was present to explain the project applications

Zoning Board -

Planning Board

2020-038 Robertaccio 2 Lot Subdivision -

Applicant proposes subdividing 5.01 acres from the current 84.21 acre lot to provide for one residential dwelling and associated property, Hubbs Rd, Zoned: CR, Status: PB Concept Review
SBL: 258.-1-6.2 To be reviewed by: MJE Consultant: N/A Applicant: M. Robertaccio

ECC Recommendations:

1. **The ECC recommends the Open Space Committee explore the possibility to permanently preserve the remaining 79.2 acres, analyze its open space and recreation value and make a recommendation to purchase the site's development rights.**
2. **The proposed leach field appears to be to close and adjacent to the designated wetlands.**

A **motion** to adopt these statements was made by Keith Martin, 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.

I. Public Hearings –

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 Raoul Desy all in favor, none opposed.

2019-040 1267 Route 146 2 Lot Subdivision (Fleischman)

Applicant proposes subdividing a .94 acre parcel with an existing dwelling into 2 parcels. 1 parcel will have the existing dwelling with a new proposed access to the soon to be dedicated Vista Court. The second parcel will remain vacant with a long range plan to build a 2 family home that will require additional town review and approval, 1267 Rt 146, Zoned: HM, Status: PB Preliminary Review with possible determination.

SBL: 270.8-5-4

To be reviewed by: MJE Consultant: Bethlehem Land Surveying Applicant: A. Fleischman

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 Dan Mathias, seconded by Marla Zuarino all in favor, none opposed.

II. Old Business –

22020-031 Hubbs Road Active Solar Site Plan & 2020-032 Hubbs Road Active Solar Special Use Permit

Applicant proposes constructing 6.7 MW(DC) ground mounted solar energy facility that will use approximately 16,896 solar panels. The panels will be mounted on a system of steel posts and racks. Two concrete pads with the electrical equipment are located near the panels and will include inverters and transformers. The site will be surrounded by a 7 ft chain link fence, Hubbs Rd, Zoned: CR, Status: PB Preliminary Review

SBL: 258.-1-6.3

To be reviewed by: MJE Consultant: Creighton Manning Applicant: Active Solar

ECC Recommendations:

- 1. The ECC has no further comment at this time.**

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

III. New Business –

2020-044 Greene, Donald 750 Route 146A Subdivision

Applicant proposes subdividing a 5.5 +/- acre lot (264.-3-37.3) into 2 new single family residential lots with the remainder to be merged with the 40.25 +/- acre parcel (264.-3-37.12) an adjacent parcel under common ownership. Proposed Lot 1 to be developed in the future with a residential dwelling and Proposed Lot 2 will have the existing dwelling and barns, 750 Rt 146A, Zoned: CR, Status: PB Concept Review

SBL: 264.-3-37.3

To be reviewed by: MJE Consultant: EDP Applicant: D. Greene

ECC Recommendations:

- 1. The ECC requests the applicant comply with Town Code Section 208-16 E(2)(a).**
- 2. The ECC requests the applicant comply with Town Code Section 208-43.10 as well as any requirements for permanent open space in public or private ownership (208-16 E (3)).**

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

Discussion Items:

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The meeting was adjourned at 9:05 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director