



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 15th, 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, Keith Martin, Brian Glick, James Ruhl, Heather Fariello, Marla Zuarino

ABSENT: Dan Mathias, Karl Siverling, Raoul Desy, Dave Alexander

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **October 6th, 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

I. Public Hearings – None

II. Old 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.

2020-034 Park West PDD Amendment 1 Site Plan

Applicant proposes to amend previously approved site plan (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 project size is approximately 23.5 +/- acres and is predominately wooded. Stormwater will be managed on-site in accordance with NYSDEC requirements. The proposed sanitary sewer connection is located along Route 146 and the water connection is located along Route 146A entrance. The proposed site plan 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 Preliminary Review w/possible determination 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 Heather Fariello, seconded by Marla Zuarino all in favor, none opposed.

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: L 2, 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 requests that the proposed trail right of way be retained and completed connecting Ushers Road to Wood Road. The future buyer should be notified by the developer of the trail route through the complex and the impact on their parcel. The route through the complex must be improved and widened to accommodate pedestrian and bike traffic without interfering with anticipated commercial traffic.**
2. **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 James Ruhl, seconded by Heather Fariello all in favor, none opposed.

III. New Business –

2020-046 Alessandrini 4 Lot Subdivision

Applicant proposes to subdivide 19.12 acres into 4 single family residential lots. The new lots will all have frontage on Ray Road with private wells and septic systems, Ray Road, Zoned: CR, Status: PB Concept Review SBL: 282.-1-14.111

To be reviewed by: MJE Consultant: EDP Applicant: F. Alessandrini

ECC Recommendations:

1. **The constrained lands should be donated to the Town or placed in a conservation easement to retain its existing open space and wetland character.**

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

Discussion Items:

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The meeting was adjourned at 8:40 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director