



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

Dave Alexander

Heather Fariello

Marla Zuarino

Jennyfer Gleason

## DRAFT

MINUTES:

**Tuesday, November 4<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, Brian Glick, James Ruhl, Dan Mathias, Karl Siverling, Dave Alexander, Heather Fariello, Jennyfer Gleason

ABSENT:

Marla Zuarino, Raoul Desy

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **November 17<sup>th</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

### Zoning Board -

### Planning Board

I. Public Hearings - None

II. Old Business –

### 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 Preliminary Review  
SBL: 271.16-1-6.1 To be reviewed by: MJE Consultant: EDP Applicant: Druther's*

### **ECC Recommendations:**

- 1. 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.**
- 2. The ECC recommends the applicant to provide a fence along Maxwell Drive to discourage foot traffic from pedestrians entering/exiting the site from Maxwell Drive.**
- 3. The ECC recommends the applicant have an agreement for overflow parking at a neighboring parking lot and not utilize Maxwell Drive.**

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

### III. New Business –

#### **2020-052 Manilenko Clifton Park Center Rd 3 Lot Subdivision**

*Applicant proposes to subdivide parcel into 3 new lots. Lot 1 will be 4.67 +/- acres, Lot 2 will be 1.35 +/- acres and include the existing house and outbuildings, Lot 3 will be 1.27 +/- acres. Lots 1 and 3 will be for construction of single family homes with connections to existing water and sewer along the north side of Clifton Park Center Road, 518 Clifton Park Center Rd, Zoned: R-1, Status: PB Concept Review SBL: 271.19-1-31*

To be reviewed by: MJE Consultant: GVG Applicant: G. Manilenko

### **ECC Recommendations:**

- 1. The ECC recommends that the applicant extend the split rail fence along the LC Zone the western side of lot 1 to Clifton Park Center Road.**
- 2. The ECC is concerned with the addition of two driveways close to the intersection of Clifton Park Center Road and Moe Road.**

- 3. **The Applicant should reserve and display on the *site plan* or subdivision proposal sufficient Rights of Way to accommodate multi-use trails to interconnect the proposed *property* with existing and contemplated trail networks, as defined in the Town Trails Master Plan.**
- 4. **The Land Conservation ( LC) Zone has been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.**

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

**2020-051 Panera Bread Drive-thru**

*Applicant proposes an addition of Drive-thru service to the existing Panera Bread restaurant. The proposal includes a new drive-thru lane, a 420 +/- sf addition to the building to accommodate a drive-thru window and reconfiguration of the outside patio dining area. Sidewalks will be reconfigured to allow continued pedestrian connection to the adjacent plaza to the southeast of the site, 20/22 Maxwell Dr, Zoned: TC3, Status: PB Concept Review*  
SBL: 271.16-1-3

To be reviewed by: MJE      Consultant: EDP      Applicant: DCG Development

**ECC Recommendations:**

- 1. **The ECC endorses the Steve Myers comments to John Scavo, dated November 2, 2020, for the Panera Bread Drive Thru.**
- 2. **The ECC would like an updated greenspace tabulation to determine if it meets required zoning regulations.**

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

Discussion Items: Pasquariello Mixed Use Planned Development District – PDD Referral from Town Board for a Recommendation Only on the Applicant’s PDD Request for Consideration:

*Applicant proposes to develop a Commercial/Business area limited to lands fronting NYS 146, create a single family residential community, establish vast areas of open space and buffers adjacent to existing residential properties and develop a multi-use trail system connecting Waite Rd to Tanner Rd.*

**ECC Recommendations:**

- 1. Because of the size and scope of the proposed project, the ECC cannot comment at the present time without hearing the Applicants proposal. However, it appears that the project has far reaching impact and potentially out of character of the goals and objectives of the Conservation Residential Zone.**

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

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The meeting was adjourned at 8:30 PM.



Respectfully submitted,  
Brian Glick

cc: Clifton Park Town Clerk & Planning Director