



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

FINAL

MINUTES:

Tuesday, November 17th, 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, Heather Fariello, Jennyfer Gleason, Raoul Desy

ABSENT:

Dave Alexander, Marla Zuarino

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **December 1st, 2020** at 7 PM on Zoom Video Conferencing Link from Electronic Device
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- Brian Glick talked about next year's appointments

Zoning Board -

Planning Board

I. Public Hearings –

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

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., Hubbs Rd, Zoned: CR, Status: PB Preliminary Review w/ Poss SEQR & Project Determination SBL: 258.-1-6.3

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

ECC Recommendations:

- 1. The ECC notes that the project may result in intrusion into the LC Zone. The applicant must file for an Application for Approval of Work to be Done in the LC Zone with the Town of Clifton Park.**
- 2. The Planning Board should require a deed restriction which requires the applicant and/or lease holder to maintain all vegetative buffers throughout the life of the project.**

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

II. Old Business –

2020-023 Stewart's 923 Riverview Road Site Plan

Applicant proposes redevelopment of the existing shop with a gasoline fuel island and car wash. The new store will be approximately 3,900 square feet, 923 Riverview Rd, Zoned: HM, Status: PB Preliminary Review SBL: 269.-3-21

To be reviewed by: MJE Consultant: Scott Kitchner Applicant: Stewart's Shops

ECC Recommendations:

- 1. Per NYS Town Law Section 261-C (Planned Unit Development Zoning Districts), A Town legislative body is authorized to establish planned unit developments. The land which the applicant wishes to append to the existing site is part of the Edison Club PDD. However, the applicant's property and proposed car wash is outside of the existing PDD. The ECC requests that the Town Attorney review if the Town Board needs to approve this lot line adjustment by amending the existing Edison Club PDD.**
- 2. The ECC requests that Stewarts complete a much more extensive study of this project to include but not limited to, water, sewage, traffic flow, parking, buffers, and added screen plantings. An environmental impact study is requested.**
- 3. The ECC recommends that the State or in cooperation with the Town of Clifton Park extend the trail on the east side of NYS Route 146 to at least the intersection of NYS Route 146 and Blue Barns Road.**

- 4. **Due to the probability of food and liquid wastes 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) that accept food and liquid wastes. 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 Jim Ruhl, seconded by Heather Fariello all in favor, none opposed. - Raoul Desy recuses himself.

III. New Business –

2020-054 Parkside Covenant Church Addition

Applicant proposes constructing a 9,876 sf building addition with 29 new parking spaces on the north side of the existing church to be used for a daycare/preschool and office space. A new stormwater retention area will be constructed at the Northwest end of the new building.

Original church plan had 29 parking spaces land-banked, 14 Jarose Pl, Zoned: R-1, Status: PB
 Concept Review SBL: 277.16-2-19

To be reviewed by: MJE Consultant: ABD Applicant: Starpoint Church

ECC Recommendations:

- 1. **The ECC endorses the Steve Myers comments to John Scavo, dated November 16, 2020, for the Parkside Covenant Church Addition.**

A **motion** to adopt these statements was made by Jim 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