



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, December 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, Brian Glick, James Ruhl, Dan Mathias, Karl Siverling, Heather Fariello, Jennyfer Gleason, Raoul Desy, Dave Alexander, Marla Zuarino

ABSENT:

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **January 5th, 2021** at 7 PM on Zoom Video Conferencing Link from Electronic Device
- Scott Reese, Stormwater Management Technician was present to explain the project applications

Environmental Design Partnership - Zoom Presentation

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. ECC motions to table the recommendations until Open Space Committee reviews and comments on this project.**

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

Zoning Board -

Planning Board

- I. Public Hearings – None
- II. Old Business –

2019-050 15 Synergy Park Drive - Site Plan

Applicant proposes to construct a 40,000 sf office/warehouse that will house 2 tenants. Tenant 1 will have 15,000 sf of garage space and 10,000 sf of office space. The garage space will house service vehicles. Tenant 2 will occupy the remaining office/warehouse space. There will be 91 parking spaces that will be shared by the 2 tenants. Stormwater management will be handled on site. The site will have public sewer by SCSD1 and Water serviced by CPWA., 15 Synergy Park Dr, Zoned: B-5, Status: PB Preliminary Review

SBL: 265.-5-8

To be reviewed by: MJE Consultant: ABD Applicant: MJ Properties

ECC Recommendations:

- 1. If hazardous materials will be stored on this site, the Applicant must submit a plan for approval addressing handling and storage and spill response to the Town of Clifton Park Stormwater Management Technician before such materials are stored.**
- 2. The Applicant should indicate all other environmental permits that may be required for the activities that are proposed under the planned use of the site.**
- 3. The ECC notes that the project may include vehicle maintenance operations and the installation of storage tanks that may be regulated under the state petroleum or chemical storage regulations. The ECC recommends that the Planning Board require the applicant to provide evidence of registration of these tanks prior to placing in service. In addition, the applicant must maintain NYS compliant pollution controls as necessary.**
- 4. The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of the LC Zone, State or Federal Wetlands. The ECC recommends that the**

Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.

- 5. The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands for a pedestrian bridge. The Applicant must avoid intrusion into ACOE Wetlands or apply for a Federal Wetlands Permit for any disturbances for the project. The Town of Clifton Park should be provided with copies of all related correspondence.**

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

III. New Business – None

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The meeting was adjourned at 8:35 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director