



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

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, February 2nd, 2021

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, Heather Fariello, Jennyfer Gleason, Raoul Desy, Dave Alexander, Marla Zuarino

ABSENT:

Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **February 16th, 2021** 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 - None

Planning Board

I. Public Hearings – None

II. Old Business –

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, 1267 Rt 146, Zoned: HM, Status: PB Final Review SBL: 270.8-5-4

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

ECC Recommendations:

- 1. The ECC has no comments at this time.**

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

2020-038 Robertaccio 6 Lot Subdivision

Applicant proposes subdividing the 84.21 acre lot into 6 residential lots creating a cul-de-sac with 5 of the lots to be for larger estate lots with at least 5 acres of land, Hubbs Rd, Zoned: CR, Status: PB Revised Conceptual review SBL: 258.-1-6.2

To be reviewed by: MJE Consultant: EDP Applicant: M. Robertaccio

ECC Recommendations:

- 1. Per Town code there must be a minimum of 25% of unconstrained land deeded in permanent open space, either public or private. The applicant should indicate by shading on the plan where the open space will be permanently preserved (208-16.E(3)). ECC recommends that the planning board require proof of preservation in perpetuity of the permanent open space as part of the subdivision approval.**
- 2. The ECC recommends that the Lot 1 driveway be situated in the proposed access road right of way to minimize disturbance to the land.**
- 3. Applicant should clarify if the well on Lot 3 is an existing or planned well, located in the 100' adjacent area NYSDEC buffer area.**

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

2020-054 Parkside Covenant Church Addition – Site Plan

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 banked, 14 Jarose Pl, Zoned: R-1, Status: PB Preliminary Review SBL: 277.16-2-19

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

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.**
- 2. Please provide a concept landscape plan as part of the approval process.**

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

III. New Business –

2021-006 Pasquariello Waite Rd 2 Lot Subdivision

Applicant proposes to subdivide a 94.27 acre parcel into two sepearte parcels. Parcel 1 shall be 7.40 acres and parcel 2 shall be 86.87 acres to be retained by the owner, 587 Waite Rd, Zoned: B-5, Status: PB Concept Review SBL: 270.-1-72

To be reviewed by: MJE Consultant: EDP Applicant: A. Pasquariello

ECC Recommendations:

- 1. The applicant shall clarify the land to be included in the proposed PDD including the designated amount of wetlands and unconstrained land prior to submission to the Planning Department and Town Board.**

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

2021-007 Northeast HVAC Solutions Expansion – Site Plan

Applicant proposes a 3,500 SF building expansion to their existing office. The addition will consist of a 3 bay garage and 1,500 SF office space on the second floor. Applicant proposes utilizing an existing unused curb cut on NYS Route 146 and abandoning the existing shared access with the adjacent property. The parking lot will be expanded with 14 additional spaces, 898 Rt 146, Zoned: B-1, Status: PB Concept Review SBL: 271.-4-20

To be reviewed by: MJE Consultant: EDP Applicant: Flanders Group LLC

ECC Recommendations:

- 1. For aesthetic reasons the ECC recommends that the garage bays be accessible to the rear or the western portion of the proposed structure. This will preserve the existing residential character of the structure to the maximum extent.**

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

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The meeting was adjourned at 8:40 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director