



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

FINAL

MINUTES:

Tuesday, February 16th, 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, Raoul Desy, Dave Alexander,

ABSENT:

Jennyfer Gleason, Marla Zuarino, Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **March 2nd, 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 –

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 Preliminary Review w/possible determination SBL: 271.19-1-31
To be reviewed by: MJE Consultant: GVG Applicant: G. Manilenko

ECC Recommendations:

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

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

2021-001 DCG Wood Road 3 Lot Subdivision

Applicant proposes subdividing the 16.01 +/- acre lot into three new lots which will be utilized for light industrial zoning developmet, Wood Rd, Zoned: L 2, Status: PB Prelim Review w/ possible determination SBL: 259.-2-74.2
To be reviewed by: MJE Consultant: EDP Applicant: DCG

ECC Recommendations:

- 1. The ECC recommends the applicant clarify the NYSDEC & ACOE jurisdictional wetlands and boundaries on the subdivision plan.**

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

2016-043 Boni Grooms Rd 2 Family Special Use Permit (SUP)

Applicant is requesting a SUP per section 208-10B(9)(a)[7] and 208-79 for a 2 family home on a .98+/- acre lot. Property would have public water and sewer connections. Grooms Rd, Zoned: R-1, Status PB Preliminary Review w/possible determination SBL: 277.14-1-31
To be reviewed by: N/A Consultant: none Applicant: R. Boni

ECC Recommendations:

- 1. The ECC notes that the proposed structure may be within the 100-foot buffer zone of the NYSDEC Wetlands located on the west parcel (Lands N/F of Nuzzi). The limits of the LC Zone and the 100-foot buffer (NYSDEC Wetlands) shall be shown on the project plans.**

A **motion** to adopt these statements was made by David Alexander, seconded by James Ruhl 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 gasoline filling and car wash. The new store will be approximately 3,900 square feet. See Project 2017-050 Edison Club PDD for details between Stewart's and Edison Club, 923 Riverview Rd, Zoned: PDD, Status: PB Preliminary Review SBL: 269.-3-21

To be reviewed by: MJE Consultant: S. Kitchner Applicant: Stewart's

ECC Recommendations:

- 1. The ECC recommends that the applicant provide an easement on their property that would be able to extend north on similar right-of-ways through the intersection to Blue Barns Road.**
- 2. 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 James Ruhl, seconded by David Alexander all in favor, none opposed.

III. New Business –

2021-010 Hockey Hut Pavilion Site Plan

Applicant proposes construction of a 7,225 sf stand alone pavilion off the North end of the existing building. The pavilion will have a concrete pad and not be enclosed. Stormwater runoff from the roof will be handled with a stone drip edge and undrain system. 7 parking spaces are being proposed at the north end of the parking lot and 1 space at the south side using 8 of the 16 spaces that were approved as land banked spaces in 2008, 1535 Crescent Rd, Zoned: B-3, Status: PB Concept Review SBL: 284.-1-36

To be reviewed by: MJE Consultant: ABD Applicant: Kuhl Properties, LLC

ECC Recommendations:

- 1. The ECC is concerned with the close proximity of the proposed addition to the federal wetlands; in particular, the runoff from the roof. Will the proposed underdrain act to dewater the existing wetlands? The ECC recommends additional**

engineering pre-planning to accommodate the stormwater that will impact the wetlands.

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

2021-011 Blue Barnes 7 Lot Subdivision

Applicant proposes to subdivide a 29.35 acre parcel into 7 building lots each having an on-site septic system. Project includes the construction of a small loop road and stormwater management, 102 Blue Barnes Rd, Zoned: CR, Status: PB Concept Review SBL: 263.-1-22
To be reviewed by: MJE Consultant: EDP Applicant: Blue Barnes Development, LLC

ECC Recommendations:

- 1. The ECC notes that the proposed ground mounted solar field would require a special use permit. Ground Mounted Solar Fields are currently under a moratorium.**
- 2. The ECC notes there are four curb cuts in a short distance that impact ingress and egress onto Blue Barnes Road. The ECC recommends the highway department review the proposed eyebrow to be dedicated to the Town.**
- 3. The ECC requests the applicant delineate the designated open space on the subdivision plans.**
- 4. The ECC requests the Code Enforcement Officer confirm that the lots conform to the CR Zone for frontage and building envelope width.**

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

2021-012 Synergy Phase 3 Subdivision

Applicant proposes to create 2 new lots(9&10) and revise lots 2,6,7,&8 of the previously approved Synergy Phase 2 project. Once subdivided the applicant proposes to construct a 43,500 sf office/warehouse building. Also includes parcels 259.-2-47 and 259.-2-48, Rt 9, Zoned: L 2, Status: PB Concept Review SBL: 259.-2-46
To be reviewed by: MJE Consultant: Lansing Eng Applicant: MJ Properties

ECC Recommendations:

- 1. The ECC recommends that the subdivision and site plan take particular note of the ravines on the property and their role as excavation, drainage, and erosion areas.**
- 2. It appears that the applicant plans to fill in two ravines upto a depth of 30 feet. The ECC recommends that the planning board require an engineering study that**

validates the efficacy of this plan prior to approving the subdivision. The soft sandy lacustrine soils on this site are very prone to erosion.

- 3. The ECC is concerned with the applicants continuous subdivision that may lead to segmentation. Numerous subdivision proposals give the potential impression that the applicant seeks to avoid full SEQRA review.**

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

2021-013 Synergy Phase 3 Site Plan

Applicant proposes construction of a 43,500 sf office/warehouse building. Also involves parcels 259.-2-47 & 48. In order to accommodate the Site Plan a subdivision of the lots is also necessary, Rt 9, Zoned: L 2, Status: PB Concept Review SBL: 259.-2-46

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

ECC Recommendations:

- 1. The planning board should stipulate that any proposed banking of parking spaces be subject to further review by the planning board.**
- 2. The ECC requests that the planning board validate that the proposed site plan will meet minimum greenspace standards if the banked parking is included.**
- 3. The ECC recommends that the subdivision and site plan take particular note of the ravines on the property and their role as excavation, drainage, and erosion areas.**
- 4. It appears that the applicant plans to fill in two ravines upto a depth of 30 feet. The ECC recommends that the planning board require an engineering study that validates the efficacy of this plan prior to approving the subdivision. The soft sandy lacustrine soils on this site are very prone to erosion.**
- 5. The ECC is concerned with the applicants continuous subdivision that may lead to segmentation. Numerous subdivision proposals give the potential impression that the applicant seeks to avoid full SEQRA review.**

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

* * * * *

The meeting was adjourned at 9:06 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director