



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:

Thursday, March 16th, 2021

CALL TO ORDER:

Raoul Desy, called the meeting to order at 7:00 PM in on Zoom Video Conferencing Link from Electronic Device

PRESENT:

Scott Reese, James Ruhl, Dan Mathias, Heather Fariello, Raoul Desy, Jennyfer Gleason, Marla Zuarino, Dave Alexander

ABSENT:

Brian Glick, Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **April 6th, 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 –

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, 923 Riverview Rd, Zoned: HM, Status: PB Final Review SBL: 269.-3-21

To be reviewed by: n/a Consultant: S. Kitchner Applicant: Stewart's

ECC Recommendations:

- 1. The ECC recommends a public access easement along NYS Route 146 is available to connect to Blue Barns Road so that a public trailway is assured. (Note: The proposed access to the Edison Property does not guarantee public access to a trailway.)**

A **motion** to adopt these statements was made by Dan Mathias seconded by Heather Fariello 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 Prelim Review - Poss. Determination SBL: 277.14-1-31

To be reviewed by: MJE Consultant: n/a Applicant: L.Boni

ECC Recommendations:

- 1. The ECC recommends that the no cut buffer at the rear of the property be formally included as a deed restriction.**

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

2021-010 Hockey Hut Pavilion Site Plan

Applicant proposes construction of a 7,225 sf standalone 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 under drain 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 Preliminary Review SBL: 284.-1-36

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

ECC Recommendations:

- 1. A proposed storm line is still shown on the plans connecting the drip edge to the storm system. The ECC is concerned that this will still dewater the adjacent wetlands.**
- 2. If the outdoor structure will cover an ice rink will there be ice shavings that will need to be deposited on site? Will there be a designated area for the ice shavings?**
- 3. The ECC requests what type of activity will take in the pavilion and what seasons this will be in use?**

A **motion** to adopt these statements was made by Dan Mathias seconded by Marla Zuarino 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 Prelim Review w/possible determination SBL: 277.16-2-19

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

ECC Recommendations:

- 1. The ECC has no comments.**

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

III. New Business –

2021-018 Jonesville Fire District Training Building Site Plan

Applicant proposes construction of a 1,152 sf pre-fabricated training structure. The building would be used for simulation purposes not live fire, 953 Main St, Zoned: R-1, Status: PB

Preliminary Review w/ possible determination SBL: 259.13-1-35

To be reviewed by: n/a Consultant: n/a Applicant: Jonesville Fire District

ECC Recommendations:

- 1. The ECC recommends the applicant make the neighbors aware of the use of the structure so not to raise concern when they see and/or smell smoke coming from the structure.**

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

2021-016 Tanner Road Subdivision

Applicant proposes construction of 9 single family residential units on 28.81 acres. Public water and sewer, Tanner Rd, Zoned: CR, Status: PB Concept Review SBL: 264.-3-53.1

To be reviewed by: MJE Consultant: Lansing Applicant: B & M Excavation, Inc

ECC Recommendations:

- 1. If the applicant does not have to apply to the Town Board for approval of the two additional lots under the ammenity zoning provisions of the town code (as determined by the Code Enforcement Officer), the ECC requests that the approval be listed on the site plan. (ie. Two of the proposed nine lots are subject to the ammenity zoning provisions.)**
- 2. The ECC concurs with the comments of Steve Myers memo 3/4/2021 concerning the wetlands areas and the usable lot space.**
- 3. The ECC proposes that the LC Zone be delineated either by signage or by a split rail fence prior to issuing building permits in order to reduce wetland intrusion.**

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

2021-015 516 Vischer Ferry Rd Office Addition Site Plan

Applicant proposes construction of a 1,437 sf addition to an existing dental office for dental offices, treatment rooms and exam rooms. Additional parking and a new dumpster enclosure are included, 516 Vischer Ferry Rd, Zoned: B-3, Status: PB Concept Review SBL: 270.-2-33.11

To be reviewed by: MJE Consultant: Advanced Engineering Applicant: N. Chauvin

ECC Recommendations:

- 1. The ECC recommends the applicant show permanent erosion and sediment control measures to protect the stream embankment of the Dwaas Kill from runoff from all the new impervious surfaces. The applicant shall look into diverting the runoff directly down the slope and should find other alternatives (ie redirect flow and/or infiltrate onto the site).**
- 2. The Applicant must indicate the proposed amount of greenspace for this project on the plans.**
- 3. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.**
- 4. The ECC inquires if the well on site will be used or abandoned. If abandoned it shall follow NYSDEC well abandonment procedures.**

- 5. **The ECC recommends that the dumpster be relocated away from the proposed location adjacent to the steep slopes in order to avoid any potential impacts on the Dwaas Kill in the event of a spillage. Due to the probability of liquid wastes leaking from the on-site dumpster into the Dwaas Kill the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster that accept the 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 Dan Mathias seconded by Dave Alexander all in favor, none opposed.

2021-017 Clifton Park Rental Pole Barn Site Plan

Applicant proposes to construct an 80' wide by 90' long pole barn for storage at the north end of the site. The 7,200 sf structure will have a 12' x 90' overhang. Project disturbance is approximately .23 acres on already existing gravel surface, 871 Main St, Zoned: B-3, Status: PB Concept Review SBL: 265.-1-80

To be reviewed by: MJE Consultant: ABD Applicant: D, K & S Enterprises, Inc.

ECC Recommendations:

- 1. **The ECC concurs with Steve Myers – Clifton Park Rental Pole Barn comments and questions on the memo dated 3/4/2021.**

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

Discussion: *None*

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The meeting was adjourned at 9:34 PM.



Respectfully submitted,
Raoul Desy

cc: Clifton Park Town Clerk & Planning Director