



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:

Thursday, April 6th, 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, James Ruhl, Dan Mathias, Heather Fariello, Jennyfer Gleason, Marla Zuarino, Brian Glick, Karl Siverling

GUESTS:

Amy Flood

ABSENT:

Raoul Desy, Dave Alexander

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **May 4th, 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 –

2021-003 22/42 Clifton Country Rd Subdivision

Applicant proposes subdividing the 23.1 acre lot into 2 lots to be utilized for Town Center zoning compliant site development. The existing Homewood Suites will be subdivided out from the larger parcel. The previously reviewed 4 lot subdivision has been revised to be a 2 lot subdivision to address residential density requirement for the Form Based Code, 22 Clifton Country Rd, Zoned: TC5, Status: PB Preliminary review w/ possible determination
SBL: 272.-1-45.1

To be reviewed by: MJE Consultant: EDP Applicant: DCG

ECC Recommendations:

- 1. The ECC notes that a stormwater drainage pipe crosses the northern boundary of the proposed Homewood Suites Subdivision. In addition, there is a stormwater management area to the southeast of the Homewood Suites Subdivision Property that services that parcel. Any proposed deed for the subdivided property should clearly indicate management responsibilities and ownership for repairs and maintenance of these stormwater management features.**

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

2018-056 Waite Meadows 34 Lot Subdivision

Applicant proposes to amend a previously approved 33 Lot Subdivision to increase the density by one lot bringing the total to 34 lots in accordance with the CR Zoning regulations, Waite Rd, Zoned: CR, Status: PB Preliminary review w/ possible determination SBL: 270.-1-19.1

To be reviewed by: MJE Consultant: EDP Applicant: Waite Meadows, LLC

ECC Recommendations:

- 1. Where the wetlands extend into the delineated lots, fencing or signage should designate these boundaries.**

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

2021-006 Pasquariello Waite Rd 2 Lot Subdivision

Applicant proposes to subdivide a 94.27 acre parcel into two separate parcels. Parcel 1 shall be 7.47 acres and parcel 2 shall be 86.80 acres to be retained by the owner, 587 Waite Rd, Zoned: B-5, Status: PB Preliminary review w/ possible determination SBL: 270.-1-72

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

ECC Recommendations:

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

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

II. Old Business –

2021-002 Ushers Rd (256-262) Medical Buildings Site Plan

Applicant proposes construction of a 40,000 SF two story Medical Office Building on a 3.79 acre parcel with parking. Project includes access on Ushers Road. Also includes parcel: 259.-2-42.1, 262 Ushers Rd, Zoned: B-3, Status: PB Preliminary review w/ possible determination SBL: 259.-2-41.2

To be reviewed by: MJE Consultant: EDP Applicant: CEH

ECC Recommendations:

1. **The ECC is concerned with the stormwater drainage of this new and larger development. The existing drainage to the Dwaas Kill is directed and piped under the existing railroad to Prestige Motors that is adjacent to the Dwaas Kill. Newly developed systems associated with the proposed project must consider the possible inadequacy of existing stormwater drainage capacity.**
2. **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.**
3. **The ECC recommends that the applicant incorporate lighting that is directional and limited.**

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

2021-005 Solar Foundations Site Plan

Applicant proposes construction of a 24,000 sf 2 story warehouse & light manufacturing structure on the 2.82 vacant lot, Wood Rd, Zoned: L 2, Status: PB Preliminary review w/ possible determination. SBL: 259.-2-74.2

To be reviewed by: MJE Consultant: Insite Eng. Applicant: Solar Foundations

ECC Recommendations on March 4th, 2021:

1. The Applicant should reserve and display on the *site plan or* subdivision proposal sufficient Rights of Way to accommodate multi-use trails to interconnect the proposed *property* with existing and contemplated trail networks, as defined in the Town Trails Master Plan.

ECC Recommendations:

- 1. The Applicant should reserve and display on the *site plan or* subdivision proposal sufficient Rights of Way to accommodate multi-use trails to interconnect the proposed *property* with existing and contemplated trail networks, as defined in the Town Trails Master Plan.**

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

III. New Business –

2021-022 168 Vischer Ferry Rd 2 Lot Subdivision (Stevens)

Applicant proposes subdividing a 50.23 acre lot creating a new 3.61 acre lot to be utilized for a single family home. No Clearing of existing woodlands or vegetation is necessary. New well and septic, 168 Vischer Ferry Rd, Zoned: CR, Status: PB Concept Review SBL: 282.-2-51
To be reviewed by: MJE Consultant: None Applicant: M. Stevens

ECC Recommendations:

- 1. The ECC notes that the CR Zone requires a minimum of 3 acres of unconstrained land per dwelling.**
- 2. It appears that the wetlands maps show more than 0.61 acres of wetlands (constrained land) on the proposed parcel. Approval of this proposed subdivision would result in a parcel that is less than 3 acres of unconstrained land, which is not a buildable lot per CR Zoning.**
- 3. The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.**

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

2021-023 Clover Meadow Farm 2 Lot Subdivision

Applicant proposes subdividing an existing 10.06 acre parcel into 2 residential lot. Proposed Lot 1 will be 2.6 acres and Lot 2 will be 7.46 acres, Hubbs Rd, Zoned: CR, Status: PB Concept Review SBL: 258.-1-44.211

To be reviewed by: MJE Consultant: Lansing Applicant: Clover Meadow Farm, LLC

ECC Recommendations:

- 1. The minimum standards for developing parcels in the CR district are clear. Per Section 208-16 (E) Standards subparagraph (2)(b) shows the methodology for calculating the approved density on a parcel of 10 acres or more. It states that a parcel may be developed at a density not to exceed 0.33 units per acre of unconstrained land. This proposal does not meet that standard.**
- 2. The ECC recommends that the Planning Board reject this proposal as designed.**

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

Brian Glick recused from the discussion.

2021-027 51 Van Vranken 2 Lot Subdivision

Applicant proposes subdividing 10.38-acre parcel into 2 lots, Lot 1 will be 8.13 acres and Lot 2 will be 2.25 acres. The parcel is currently divided by Van Vranken Road, 51 Van Vranken Rd, Zoned: CR, Status: PB Concept Review. SBL: 288.-2-24.3

ECC Recommendations:

- 1. The ECC is in agreement of the subdivision, however the ECC is concerned with the intended use and ownership of the smaller proposed parcel, per Section 208-16 (E) Standards subparagraph (2)(c).**

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

Discussion: None

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The meeting was adjourned at 9:12 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director