



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, May 4th, 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, Marla Zuarino, Brian Glick, Karl Siverling, Raoul Desy, Dave Alexander

ABSENT:

Jennyfer Gleason

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **May 20th, 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 –

2021-023 **Clover Meadow Farm 2 Lot Subdivision**

Applicant proposes subdividing existing 10.06 acre parcel into 2 residential lots, Hubbs Rd,

Zoned: CR, Status: PB Preliminary Review w/possible determination SBL: 258.-1-44.211

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

ECC Recommendations:

1. As per Steve Myers comments *“The minimum lot size in a CR zone is 0.33 units per acre (1 dwelling per 3 acres). The minimum lot size (40,000 sf) is what is required for pre-existing lots that are less than three acres. The 40,000 sf is the minimum for lots in most residential zones for properties without public water and sewer. If the lot size is not adjusted to meet the three acre minimum I believe a variance should be required for being below the three acres. A new subdivision should be able to meet the requirements”*.
2. **Until the Zoning Board has reviewed and approved the variance, this project should not be brought in front of a public hearing.**
3. **Per Town Code 208-16 E(3)(c) the applicant must provide proof of preservation in perpetuity for the permanent open space held in private ownership.**

A **motion** to adopt these statements was made by Dan Mathias, seconded by Heather Fariello all in favor, none opposed. - *Brian Glick has recused himself.*

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 Preliminary Review w/possible determination SBL: 258.-1-6.2

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

ECC Recommendations:

1. **The applicant has erroneously stated that there will be no open space in their response to comment 7 on EDP’s response letter dated April 19, 2021 to Mr. Rocco Ferraro.**
2. **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. Per 208-16 E (2)(b) the parcel may be developed at a density not to exceed 0.33 units per acre of unconstrained land, provided that 50% of the area of the development site is designated as permanent open space pursuant to other conditions set forth in the CR Zoning.**
3. **The Planning Board should require delineation of the 100’ Adjacent Area to the NYSDEC Wetlands by signage or split rail fence.**

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

2021-016 Tanner Road 9 Lot Subdivision

Applicant proposes construction of 9 single family residential units on 28.81 acres. Public water and sewer, Tanner Rd, Zoned: CR, Status: PB Prelim Review w/ possible determination
SBL: 264.-3-53.1 To be reviewed by: MJE Consultant: Lansing Applicant: B&M Excavatn, Inc.

ECC Recommendations:

- 1. The applicant is only showing one sign per lot for the boundaries of the LC Zone. The ECC requests increasing the number of signs to clearly delineate the LC zone. The ECC suggests one sign for every 25 feet of boundary.**
- 2. The applicant shall supply the Planning Board with proof of permanent preservation of the open space prior to final plat approval of the subdivision.**

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

II. Old Business – *None*

III. New Business –

2021-028 Exit 8 Liquors Storage Addition Site Plan

Applicant proposes addition of a 20 X 60 ft storage room off the back of the existing liquor stor., 1543 Crescent Rd, Zoned: B-3, Status: PB Prelim Review - Poss. Determination
SBL: 284.-1-25.1 To be reviewed by: MJE Consultant: Nolan Eng., Applicant: Exit 8 Liquors

ECC Recommendations:

- 1. The ECC has no comments.**

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

2021-029 Bogdan's Wood Rd Light Industrial Site Plan

Applicant proposes to construct a 20,000 light industrial building with parking for 40 cars. The property will be accessed from Wood Road, Wood Rd, Zoned: L 2, Status: PB Concept Review
SBL: 259.-2-74.2 To be reviewed by: MJE Consultant: EDP Applicant: Bogdan's Wood

ECC Recommendations:

- 1. The ECC recommends that the Planning Board review the proposed usage of the property to ensure that the activity will meet the LI performance standards for noise, discharge of toxic or noxious matter and odors.**
- 2. The ECC requests that the final plat approval indicate that no underground fuel storage tanks shall be allowed due to the presence of the Colonie Channel Aquifer.**
- 3. In keeping with the rural nature of the project area and the recommendations of the Town Comprehensive Plan, the Applicant *should* use landscaping and grading to provide visual and auditory buffering between the project and adjacent properties.**
- 4. The ECC recommends that the Town Trails Committee review the entire Wood Road Corridor for a Multi-Use Trail that parallels the road in anticipation of present and future development in this corridor. The Trails Committee should take note of the importance of this trail due to its connection of the northern town trail complex with the Zim Smith Trails via Herlihy Road in the Village of Round Lake.**

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

Discussion: *None*

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The meeting was adjourned at 8:35 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director