



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, May 18th, 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, Heather Fariello, Brian Glick

ABSENT:

Dan Mathias, Marla Zuarino, Dave Alexander, Raoul Desy, Karl Siverling, Jennyfer Gleason

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **June 1, 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 –

Variance: 81286 Stormy View Stables

Owner / Applicant proposes to construct a 30' x 120' Agricultural Building. – Request a 30' front yard building setback – Current setback is 35' per ZBA Permit #80436.

ECC Recommendations:

- 1. The ECC endorses the letter from the Open Space Committee dated May 14th, 2021 in support of this project.**

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

Planning Board

I. Public Hearings –

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 Prelim Review - Poss. Determination

SBL: 282.-2-51

To be reviewed by: MJE Consultant: J. Stevens Applicant: M. Stevens

ECC Recommendations:

- 1. The project should not proceed until the wetlands are thoroughly and professionally delineated on the project site.**
- 2. To determine the appropriate density calculations that are required in the CR Zone accurate identification of specific wetlands are essential.**

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

II. Old Business – None

III. New Business –

2021-030 Vischer Ferry Volunteer Fire Department Site Plan

Applicant proposes to construct one fire department building totaling 7,200 +/- sf with parking for 36 cars and fire trucks. The property will be accessed from Moe Road. Property is in the R-1/LC zone, 276 Moe Rd, Zoned: R-1, Status: PB Concept Review SBL: 277.-3-13.12

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

ECC Recommendations:

- 1. The ECC notes that the proposed structure and associated parking are within the 100-foot adjacent area of the NYSDEC Wetlands. The LC Zone is an overlay of the NYSDEC Wetlands and adjacent area. The applicant will need to obtain NYSDEC approval for the proposed disturbances.**

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

2021-031 DCG 5 Maxwell Drive 3 Lot Subdivision

Applicant proposes subdividing the 13.24 acre lot into 3 lots to be utilized for TC-4 zoning development. Lot 1 will retain the existing building and majority of the parking lot. Lot 2 will be developed in the future with TC-4 Zoning compliant uses. Lot 3 will be developed in the future for TC-4 Zoning compliant uses or as expanded parking, 5 Maxwell Dr, Zoned: TC4, Status: PB Concept Review SBL: 271.-3-74.22

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

ECC Recommendations:

- 1. Based on the proposed plan the ECC has no objections at this time. But any future site plans associated with this subdivision must take in the following considerations, parking, stormwater management, and open space and aesthetics considerations.**

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

2021-027 51 Van Vranken 3 Lot Subdivision

Applicant proposes subdividing the 10.38 acre parcel into 3 lots. Lot 1 will be 3.79 acres, Lot 2 will be 4.34 and Lot 3 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

To be reviewed by: MJE Consultant: ADB Applicant: M. Saccocio

ECC Recommendations:

- 1. The applicant should provide appropriate constrained land and unconstrained land calculations before proceeding with subdivision approval.**

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

Discussion: None

* * * * *

The meeting was adjourned at 8:30 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director