



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

## FINAL

MINUTES:

**Thursday, July 6<sup>th</sup>, 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, Marla Zuarino, Brian Glick, Karl Siverling

ABSENT:

Raoul Desy, Dave Alexander, Dan Mathias

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **August 3, 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 –

#### 2020-044 Greene, Donald 750 Route 146A Subdivision

*Applicant proposes subdividing a 5.5 +/- acre lot (264.-3-37.3) into 2 new single family residential lots with the remainder to be merged with the 40.25 +/- acre parcel (264.-3-37.12) an adjacent parcel under common ownership. Proposed Lot 1 to be developed in the future with a*

*residential dwelling and Proposed Lot 2 will have the existing dwelling and barns, 750 Rt 146A, Zoned: CR, Status: PB Preliminary Review with possible Final Determination SBL: 264.-3-37.3*  
To be reviewed by: MJE Consultant: EDP Applicant: D. Greene

**ECC Recommendations:**

- 1. The ECC recognizes that Lot 1 does not meet the minimum requirements for subdivision of a lot with a proposed septic system. The code states that the minimum of 40,000 sf and on the plot plan Lot 1 is proposed to be 31,215 +/- square feet. Thus, this project should not go forward.**
- 2. The ECC recognizes that Lot 2 does not meet the minimum requirements for subdivision of a lot with a septic system. The code states that the minimum of 40,000 sf and on the plot plan Lot 2 is proposed to be 33,294 +/- square feet. Since, this is being subdivided the project must meet current code requirements.**

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

**2021-027 51 Van Vranken 3 Lot Subdivision**

*Applicant proposes subdividing 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 Preliminary Review with possible Final Determination SBL: 288.-2-24.3*

To be reviewed by: MJE Consultant: ABD Applicant: E. Ganem

**ECC Recommendations:**

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

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

II. Old Business –

**2018-056 Waite Meadows 34 Lot Subdivision**

*Applicant proposes to subdivide parcel into 34 lots for single family homes. This is a revised configuration of an already approved subdivision, Waite Rd, Zoned: CR, Status: PB Final Review SBL: 270.-1-19.1*

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

**ECC Recommendations:**

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

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

**2021-014 Route 146 Technology Building Site Plan**

*Applicant is proposing construction of a 10,520 SF two story Technology building with approximately 20 parking spaces with access onto NYS Route 146., Rt 146, Zoned: B-5, Status: PB Prelim Review - Poss. Determination SBL: 270.-1-20.111*

To be reviewed by: MJE Consultant: EDP Applicant: Woodhaven Land Partners

**ECC Recommendations:**

- 1. The ECC strongly urges the Planning Board to withhold further review until such time where the DEC determines the source and course of the impacted stream.**
- 2. The ECC is concerned with the use of the proposed project relative to the traffic situation of NYS Route 146. The ECC request an evaluation by the Highway / Safety Committee for traffic evaluation.**

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

III. New Business –

**2021-040 Horstman MacElroy Rd Subdivision**

*Applicant proposes multiple lot line adjustment and a subdivision between 4 existing parcels with single family homes to create 2 new parcels for construction of single family homes, 627 Mac Elroy Rd, Zoned: R-1, Status: PB Concept Review SBL: 258.12-3-1*

To be reviewed by: MJE Consultant: GVG Applicant: J. Horstman

**ECC Recommendations:**

- 1. The ECC endorses Steve Myers June 24, 2021, comments.**

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

**2021-041 3 Synergy Park Drive Site Plan**

*Applicant proposes to construct 2 office/warehouse buildings. One 30,000 sf building will be located at the westerly end of the site and one 10,000 sf building will be located on the easterly*

*side of the site. 64 parking spaces for both buildings are proposed, 3 Synergy Park Dr, Zoned: B-5, Status: PB Concept Review SBL: 265.-5-4*

To be reviewed by: MJE Consultant: ABD Applicant: Synergy Park, LLC

**ECC Recommendations:**

- 1. The ECC requests the proposed trail from the original proposed plan along Kinns Road be added to these plans. This project should be referred to the Trails Committee for their comments.**

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

**Discussion:**

**2021-042 Exit 9 Self-Storage Phase 2**

*Applicant proposes a 3 story 12,000 sf climate controlled self-storage building located at the northwest corner of Sitterly Road and Crossing Blvd, 101 Sitterly Rd, Zoned: TC5, Status: TAC Concept Review. This site plan is consistent with the proposed future build-out on the previously approved site plan for Phase I Project #2019-012. Planning Staff will give an outline of the review process that will occur under the purview of the Town Center Code Advisory Committee who will work with the applicant on perfecting the application to meet the intent of the Form Base Code prior to consideration for preliminary review by the Planning Board. SBL: 272.-1-52.1 To be reviewed by: MJE Consultant: Lansing Eng. Applicant: Exit 9 Self Storage, Inc.*

**ECC Recommendations:**

- 1. As a discussion item the ECC concurs with Keith Martins comments submitted on June 30, 2021.**
- 2. The ECC reserves the prerogative of making additional comments as this project proceeds through the planning process.**

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

\* \* \* \* \*

The meeting was adjourned at 8:50 PM.



Respectfully submitted,  
Brian Glick

cc: Clifton Park Town Clerk & Planning Director