



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

DRAFT

MINUTES:

Tuesday, September 21, 2021

CALL TO ORDER:

Dan Mathias, called the meeting to order at 7:00 PM

PRESENT:

Scott Reese, Heather Fariello, Dan Mathias, Karl Siverling,

PRESENT W/ ZOOM:

Dave Alexander, Marla Zuarino, Raoul Desy

ABSENT:

Brian Glick, James Ruhl

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **October 5, 2021**, at 7 PM
- Scott Reese, Stormwater Management Technician was present to explain the project applications

Zoning Board – None

Planning Board

Public Hearings –

2021-011 Blue Barns 7 Lot Subdivision

Applicant proposes to subdivide a 29.35 acre parcel into 7 building lots each having an on-site septic system. Project includes the construction of a small loop road, solar array area and

stormwater management, 102 Blue Barns Rd, Zoned: CR, Status: PB Preliminary Review
SBL: 263.-1-22 To be reviewed by: MJE Consultant: EDP Applicant: Blue Barns Dev, LLC

ECC Recommendations:

- 1. Residential projects in the CR Zone require the dedication of the permanent open space (Public or private). The proposed solar farm on lot 8 indicates a road through the area to be dedicated as open space. This is contrary to the intent and purpose of the dedicated open space in a CR Zone. The ECC strongly recommends, that as a condition of approval, the Planning Board prohibit the dedicated open space be used for this purpose.**
- 2. The project site appears to have a highwater table. The ECC notes that Lots 1-5 have septic systems which take up the majority of the back yard of these lots (especially Lots 2-5). The ECC is concerned with the proper functioning of the septic systems given the highwater table and the potential impact on the future homeowners.**
- 3. The ECC notes that lot 4 is the smallest lot of the 7 proposed residential sites. It also contains a large stormwater management easement which potentially could further restrict the homeowner's enjoyment of their property. The applicant should consider reconfiguring of the lots to mitigate the easement impacts.**
- 4. The project plan shows a long thin ACOE wetland that transverses lots 1-7. The house on lot 3 is placed on top of the forementioned wetland. This condition could have potential impacts on the cul-de-sac pavement and / or the basement and foundation of lot 3.**
- 5. The parcel (subdivision) is located in an area which may be impacted by railroad activity. Impacts may include noise or vibration. The Planning Board shall require the applicant to note on the Deed the potential for railroad noise and vibration impact on the homeowner.**

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

Old Business – *None*

New Business –

2021-047 625 Kinns Sutherland-Kocsis 2 Lot Subdivision

Applicant proposes subdividing 8.55 acres into 2 lots with frontage on both Kinns Rd and Carlton Road. There are two existing homes on the property. The subdivision is intended to have

each home on a separate parcel, 625 Kinns Rd, Zoned: R-1, Status: PB Concept Review
SBL: 265.-1-40 To be reviewed by: MJE Consultant: GVG Applicant: S. Sutherland

ECC Recommendations:

- 1. The ECC has no comments**

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

2021-055 11 Silver Maple Lane In-Law Apartment SUP

Applicant proposes construction of a 26'X35', 925 square foot, two story addition w/ single bay garage space on first floor and in-law apartment on second, 11 Silver Maple Dr, Zoned: R-1, Status: PB Concept Review SBL: 271.17-1-30
To be reviewed by: MJE Consultant: n/a Applicant: E. Gandler

ECC Recommendations:

- 1. The ECC has no comments.**

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

Discussion: *None*

* * * * * * * * * * *

The meeting was adjourned at 8:20 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk & Planning Director