



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:

Tuesday, October 5, 2021

CALL TO ORDER:

Brian Glick, called the meeting to order at 7:00 PM

PRESENT:

Scott Reese, Dan Mathias, Marla Zuarino, James Ruhl

PRESENT W/ ZOOM:

Brian Glick, Dave Alexander, Heather Fariello

ABSENT:

Karl Siverling, Raoul Desy

GUEST:

Anthony LaFleche

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **October 19, 2021**, at 7 PM
- Scott Reese, Stormwater Management Technician was present to explain the project applications

Zoning Board –

Variance# 81307 11 Camp Road

Proposed demolition and removal of existing dwelling and garage. Replace with similar (smaller) footprint single story 2 bedrooms / 2 bath house on slab with detached 2 stall garage. Applicant requests variance from section 208-16E(5)(d) which requires 40,000 minimum lot size in the CR Zone for a residence with no public water or sewer. Existing lot size = 11,125 SF, variance required = 28,875 SF.

ECC Recommendations:

- 1. The Town has an interest due to the proximity to the recently acquired 41-acre park located northwest of this project. The interest is in the demolition of the existing house and the construction of the new house and garage.**
- 2. Concern about asbestos and other out of code building practices when the structures are being demolished.**
- 3. ECC is concerned of the positioning of the proposed septic system and the potential of leaching into the Mohawk River, a public water source.**
- 4. The proposed garage does not meet the side yard setback for this CR Zone (C208-12 Accessory Buildings).**

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

Variance# 81308 161 Wood Dale Drive

Applicant would like to reduce 161 Wood Dale Drive lot size of 28,066±SF (30-foot strip) to allow a 60-foot wide right of way to other lands, to the east, of KLB Enterprises, LLC for future development.

Applicant requests a variance from Section 208-11, 50' front yard setback required in an R-1 Zone.

ECC Recommendations:

- 1. The ECC recommends that this project should first be presented to the Town of Clifton Park Planning Board as a comprehensive unsegmented plan that would include the access road and any anticipated development on the adjacent 26 acres to the east.**
- 2. Lot line adjustment procedures are specifically outlined in Town Code 208-113(B)(9)(a) and direct the planning director to refer the application to the Planning Board for site plan review.**

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

Planning Board

Public Hearings –

2021-036 701 Carlton Road 2 Lot Subdivision (Freemire)

Applicant proposes subdividing 1.76 acres into 2 lots. The new lot will be for a single family home and will share the existing driveway, 701 Carlton Rd, Zoned: R-1, Status: PB Prelim Review w/possible determination SBL: 265.-1-38.22

To be reviewed by: MJE Consultant: F. Metzger Applicant: D. Freemire

ECC Recommendations:

- 1. ECC recommends that the Planning Board pay particular attention to the difficulty of developing this site due to steep slopes and unstable soils. Any disturbance of this site will be drained into the Cooley Kill and Dwaas Kill Nature Preserve.**
- 2. ECC recommends that the Planning Board require the Deed to specifically to prohibit the filling in the 100' NYSDEC Buffer Zone in order to protect the Cooley Kill and downstream Dwaas Kill Nature Preserve as previously mentioned.**
- 3. The Planning Board shall require a split rail fence along the 100' NYSDEC Buffer.**

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

2020-018 Woodin Road 6 Lot Subdivision

Applicant proposes to subdivide the 8.97 acre parcel into 6 single family building lots. There are 2.35 acres of Federal wetlands on-site which the applicant proposes to disturb less than 1/10th of an acre for construction of driveways. Water & septic will be private on site systems. This is a new version of project 2017-059 Woodin Manor, Woodin Rd, Zoned: R-1, Status: PB Preliminary Review w/possible determination SBL: 278.-1-7

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

ECC Recommendations:

- 1. In general, the project consists of too many subdivided lots on very difficult conditions. These conditions include, Northway noise, long narrow lots, numerous scattered wetlands with mosquito breeding potential, and highwater table.**
- 2. Lot 2 is shown as .98 acres, per 208-11 the standard for the R1 Zone is 1 unit per 1.11 to 2.17 acres.**
- 3. Lot 3 is non-conforming. Per 208-11 the minimum width of the lot at the building lot line is 100 feet, Lot 3 is shown as 96.75 feet.**
- 4. Although there is no distance standard for the septic field to a federal wetland it appears that the septic field on lot 4 is approximately 50 feet to the wetland on Lot 5 the well on lot 5 is within 20 feet of that wetland. There appears to be the potential for the contamination of the groundwater due to these proximities.**

- 5. **The ECC Recommends that the New York State Scenic Enhancement Preserve No Cut / Clearing Zone and the limits of ACOE wetlands be delineated by split rail fencing.**
- 6. **The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands. The Applicant must avoid intrusion into ACOE Wetlands or apply for a Federal Wetlands Permit for any disturbances for the project. The Town of Clifton Park should be provided with copies of all related correspondence.**
- 7. **The ECC notes that there are six curb cuts within approximately 520 feet on a busy road with two secondary road directly across the project entering the east side of Woodin Road. This is potentially a traffic safety issue.**
- 8. **Applicant shall provide the rejection letters from the Town of Halfmoon public sewer and water departments.**

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

Old Business – *None*

New Business –

2021-056 427 Schauber Rd Hay/Equipment Barn

Applicant proposes construction of a 3,600 sf farm related building to be used for hay and equipment storage on the north end of the 6.55 acre parcel. Stormwater run-off from the proposed hay barn will be handled with a gravel drip-edge on both the north and south sides of the building. Stormwater will then be conveyed to infiltrators located at the east end of the proposed barn as shown. No sewer or water hook-up needed, 427 Schauber Rd, Zoned: A, Status: PB Concept Review

SBL: 258.-1-75

To be reviewed by: MJE Consultant: ABD Applicant: L. New

ECC Recommendations:

- 1. **The proposed sign should be reviewed by the Building Department (eg size, sight distance, etc.)**
- 2. **The applicant shall verify if the turning sight distances at an intersection will be impeded by the construction of the proposed structure.**

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

Discussion: *None*

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The meeting was adjourned at 8:45 PM.

Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director