



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:

Wednesday, November 3, 2021

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, Heather Fariello, James Ruhl

PRESENT W/ ZOOM:

Raoul Desy, Karl Siverling, Marla Zuarino

ABSENT:

Dave Alexander

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **November 16, 2021**, at 7 PM
- Scott Reese, Stormwater Management Technician was present to explain the project applications

Zoning Board – None

Planning Board

Public Hearings – None

Old Business –

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: PB Preliminary Review SBL: 272.-1-52.1

To be rev by: MJE Consultant: Lansing Eng. Applicant: Exit 9 Self Storage Inc.

ECC Recommendations:

- 1. No comment.**

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

New Business –

2021-064 Luna Park Food Truck Site Plan

Applicant proposes developing the site for use by 6 food trucks. Plans include a 600sf restroom/storage building, 6 food truck water/sewer electric hook up stations on permanent pad sites, gravel access roads, 50 parking spaces, outdoor food court with overhead string lighting, stone dust trails, monument sign and landscaping. Site will be serviced by existing CPWA line and sewer main through Old Nott Farm Sewer District. Storm Water will be managed on site, Riverview Rd, Zoned: HM, Status: PB Concept Review SBL: 269.19-1-43.1

To be reviewed by: MJE Consultant: Lansing Eng. Applicant: K. Sardella

ECC Recommendations:

- 1. The ECC recommends the applicant not use the private grinder pump and provide their own system to connect to the public sewer.**
- 2. The Applicant shall take into account designated Federal Jurisdictional Wetlands shown on the most recent NYSDEC wetlands maps for the Town of Clifton Park and identify their locations on the project plans.**
- 3. Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**
- 4. The applicant shall clarify the physical impact to the wetlands indicated within the proposed meadow.**

- 5. **It appears that the applicant will be impacting existing wetlands with the construction of the proposed parking lot. Any future plan should indicate where those wetlands will be mitigated.**
- 6. **The ECC notes that facilities for the sale and or consumption of farm-and country-related edible and nonedible products at farm markets require a special use permit. If the applicant intends to incorporate these activities on this site, they should apply for this permit.**
- 7. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant should retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties. The area between the parked food trucks and Riverview Road designated as a meadow should retain maximum existing mature foliage to enhance the park and buffer it from the noise and traffic on Riverview Road.**

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

Discussion: *None*

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The meeting was adjourned at 8:00 PM.

Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director