



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, November 16, 2021

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, Heather Fariello, James Ruhl, Dave Alexander

PRESENT W/ ZOOM:

Raoul Desy, Karl Siverling, Marla Zuarino

ABSENT:

Brian Glick

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **December 7th, 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 –

2021-049 Route 146 - Miller Rd Self Storage, Flex Space

Applicant proposes developing the parcel with Flex Space and Self Storage buildings. The self storage component will have conventional cold storage and a portion will have vehicle storage. The project will have 57 parking spaces., 524 Miller Rd, Zoned: B-5, Status: PB Preliminary Review SBL:270.-2-3.121 To be reviewed by: MJE Consultant: Advanced Eng. Applicant: Secure-It Self Storage

ECC Recommendations:

- 1. The ECC requests a plantings plan on the proposed berm along NYS Route 146 and Miller Road to buffer the large mass of commercial structures.**
- 2. Per Town Code 208-54 the ECC recommends that the planning board conduct a visual assessment for any building or structure proposed over 35 feet in height (including a visual EAF Addendum). The Planning Board should require a line-of-sight profile with control points as determined by the board.**

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

2021-043 North Country Commons Redevelopment

Applicant proposes construction of a 4,900 sf restaurant/retail building and a 2,600 sf bank with drive thru, drive aisles, parking, landscaping, utilities and stormwater management practices, 1208 Rt 146, Zoned: PUD (comm), Status: PB Revised Concept Review SBL: 270.-2-55.1 To be reviewed by: MJE Consultant: Bohler Eng. Applicant: Whitney Lane Holdings, LLC

ECC Recommendations:

- 1. The Applicant should verify the minimum required greenspace in accordance with PUD, calculated for the entire parcel.**
- 2. The ECC notes that all plantings have been removed from the original existing plan. The next submitted plans should show the proposed planting plan.**
- 3. The ECC notes that this project has a significant amount of paved parking area. The ECC strongly recommends that the applicant proposed additional greenspace and plantings to make the parking area more appealing. The reduction of impervious parking will have a less impact on runoff directed towards the Dwaas Kill.**
- 4. The ECC requests if the trees along Vischer Ferry Road are in good condition should remain.**

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

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 a parcel with active farming operations. Stormwater run-off from the proposed hay barn will be handled with a gravel drip-edge on both the north and south 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: CR, Status: PB Preliminary Review w/possible determination SBL: 258.-1-75

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

ECC Recommendations:**1. No Comment**

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

2020-018 Woodin Road 5 Lot Subdivision

Applicant proposes to subdivide the 8.97 acre parcel into 5 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. Private water and sanitary systems will be provided on each individual lot. Woodin Rd, Zoned: R-1, Status: PB Preliminary Review SBL: 278.-1-7 To be reviewed by: MJE Consultant: ABD Applicant: E. Kim

ECC Recommendations:

- 1. Whereas the reconfigured project now conforms to the space and bulk standards for a R-1 Zone, the ECC notes that in some instances the homeowners will have limited useable space (ie. Lots #1, #4 & #5) due to the extent of wetlands. The ECC recommends that the applicant consider further consolidation of these lots to alleviate this concern.**
- 2. Please verify the well on Lot #4 is not within the ACOE wetland. Applicant shall show all service lines to the proposed wells to determine construction impacts on the existing mapped wetlands.**
- 3. The EAF will need to be updated to coordinate with the current proposed lots.**
- 4. 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.**

- 5. The ECC recommends that new test pits be complete at all proposed septic and foundation locations prior to project approval. If necessary, septic systems will need to be redesigned to accommodate site conditions.**

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

2021-050 1640 Crescent Road 2 Lot Subdivision (Ballard)

Applicant is proposing to subdivide a 5 acre parcel into 2 single family residential lots, 1640 Crescent Rd, Zoned: R-1, Status: PB Final Review SBL: 288.-2-9
To be reviewed by: MJE Consultant: EDP Applicant: P. Ballard

ECC Recommendations:

- 1. 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.**

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

2021-011 Blue Barnes 7 Residential 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 cul de sac and stormwater management, 102 Blue Barnes Rd, Zoned: CR, Status: PB Preliminary Review SBL: 263.-1-22
To be reviewed by: MJE Consultant: EDP Applicant: Blue Barnes Dev, LLC

ECC Recommendations:

- 1. The ECC requests the Applicant to clearly delineate the unconstrained lands that will be permanently deeded as public or private open space on the map and to provide a clear calculation of how much land will be protected (including constrained and unconstrained lands, solar field, and associated driveway).**
- 2. The Applicant shall indicate to the Planning Board whether the permanent open space will be deeded public or private (see 208-16 F. (4)).**
- 3. 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 James Ruhl, seconded by Marla Zuarino all in favor, none opposed.

New Business – *None*

Discussion: *None*

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The meeting was adjourned at 8:55 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk & Planning Director