



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, December 7, 2021**

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

PRESENT: Scott Reese, Dan Mathias, James Ruhl, Karl Siverling

PRESENT W/ ZOOM: Marla Zuarino, Brian Glick, Raoul Desy

ABSENT: Dave Alexander, Heather Fariello

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **January 4th, 2022**, at 7 PM
- Scott Reese, Stormwater Management Technician was present to explain the project applications

Activity requiring review by the ECC –

720 Waite Road –

Applicant is proposing to construct a 1,536 sf pole barn within the 100' adjacent area of a NYSDEC Wetland (LC Zone). There is an existing mobile residential structure, garage, well and on-site septic on the 4.03+/- acre parcel. The applicant has met onsite with the NYSDEC and the septic system will need to be abandoned, because of the close proximity of an existing stream. Per Town Code

ECC Recommendations:

1. **The ECC would like to see another plan of the placement of the pole barn. The ECC is concerned with the structure meeting setback requirements from the road. The ECC is comfortable with the placement of the pole barn in the NYSDEC Adjacent Area.**
2. **It appears to be a permitted use 208-16. It does not appear that the proposed use to be intrusive to the NYSDEC Wetlands.**
3. **The ECC would like the applicant to consider if the wetlands would be dedicated to public use. The ECC is favorable with the deconstruction of the existing structure and the decommission of the existing septic system.**

Zoning Board –**Variance #81311 Paulsen Development of Albany – 303 Ushers Road**

Applicant is proposing to construct a two story 26,000 sf medical office building on 4.1 acres with parking for approximately 163 vehicles. The maximum building square footage requires an area variance from 4,800 sf. To 26,000 sf and is approximately 14.6% of the total lot when a maximum of 12% is permitted.

ECC Recommendations:

1. **The ECC recommends a detailed in-depth traffic study concentrating on the proximity of all the curb cuts along Ushers Road and the on and off ramp of Interstate 87. It is well documented that this area is prone to traffic accidents with the conditions as they exist.**
2. **The requested variance is substantial. Per 208-33 D(Architecture) “The architectural design of a rehabilitated or a newly constructed building shall be consistent with the designs compatible for residential dwellings... The architectural design should give the appearance of compatibility with the surrounding neighborhood and shall try, to the maximum extent possible, to avoid the creation of a monolithic mass by implementing architectural relief within the design. Long, unbroken lengths of walls, and appearance of walls and the appearance of massive structures within the area of residential sized building shall be discouraged.” The example of the character of the structures in the area should also reference Northway 10 Executive Park is more in character with the development on the northside of Ushers Road than the ones brought up in comparison.**

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

line adjustment is proposed between parcel 259.11-2-99 and 161 Wooddale Drive to allow better access of a new road creating a corner lot which will require a variance for a structure within 50 ft of a front boundary line. Serviced by CPWA and Saratoga County Sewer District via Wooddale Drive, Wood Dale Dr Rear, Zoned: B-1, Status: PB Concept Review SBL: 259.-2-71 To be reviewed by: MJE Consultant: ABD Applicant: KLB Enterprises, LLC

ECC Recommendations:

- 1. The proposed “New Town Road” intersection with Wooddale Drive appears to adversely impact the property owner at 159 Wooddale Drive. Specifically, the road parallels the homeowners existing driveway access.**
- 2. The ECC has concerns with the grading and steep slopes on this site. There are concerns that this project will not meet the Town’s design standards.**
- 3. The ECC endorses Town of Clifton Park Planning Director John Scavo’s comment letter dated, December 8, 2021.**
- 4. The ECC is concerned that there will be Federal Wetland impacts in the construction of the structures and useable yard of lots 4, 5, & 6.**
- 5. In general, the ECC is concerned with the traffic noise from the Northway, especially regarding lots 1, 2 & 3.**
- 6. The ECC agrees with the resolution of the Towns Open Space Committee which concluded that the proposed dedication of open space is not in the public interest.**

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

Discussion:

2021-060 Players Park PDD Amendment

Applicant proposes amending the current PDD to construct an indoor/outdoor sports field facility on approximately 8.02 acres. Project includes a synthetic indoor turf within a tension fabric structure, an outdoor synthetic turf field and a small turf practice area. The existing uses which include mini-golf and an ice cream stand will continue to be maintained. Project also includes Tax Id 264.-2-6.123, Rt 146A, Zoned: PUD (comm) SBL: 264.-2-6.111

ECC Recommendations:

- 1. The ECC requests that the Planning Board, in making its recommendation to the Town Board, identify the public benefit that this proposed modification to the existing PDD provides (e.g., dedicated open space, multiuse trails, etc.). Given the proximity of this project to the Veteran's Memorial Park and Mooney-Carese Park,**

this project should incorporate public amenities which integrate with these town owned properties.

- 2. Per town code, a PDD should be compatible with the surrounding zoning. This project is within the CR Zone and should to the greatest extent possible ensure compatibility with this area.**

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

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The meeting was adjourned at 9:15 PM.

Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director