



Town of Clifton Park

ENVIRONMENTAL CONSERVATION COMMISSION  
*Protecting today's environment for the  
next generation...*



Town Supervisor:

Philip C. Barrett

ECC Chair:

Brian Glick

Stormwater Mgmt. Tech:

Scott Reese

Town Liaison:

Councilwomen Amy Standaert

Members:

Raoul Desy

Brian Glick

Dan Mathias

Karl Siverling

James Ruhl

Dave Alexander

Marla Zuarino

Jean Cottrell

Liz Carr

## FINAL

MINUTES:

**Tuesday, April 5<sup>th</sup>, 2022**

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, James Ruhl, Jean Cottrell, Liz Carr,  
Brian Glick, and Dave Alexander

PRESENT W/ ZOOM:

Marla Zuarino, and Raoul Desy

ABSENT:

Karl Siverling

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **April 19<sup>th</sup>, 2022**, at 7 PM
- Scott Reese, Stormwater Management Technician was present to explain the project applications

**Zoning Board** – None

**Planning Board**

**Public Hearings** –

**2021-032 10 Hemlock Drive In-Law Apartment Special Use Permit (SUP)**

*Applicant requests SUP approval for n in-law apartment/family member accesory apartment in a an R-1 Zone. Existing 1 story screened in porch will be removed and replaced with a new garage and additional dwelling space, 10 Hemlock Dr, Zoned: R-1, Status: PB Prelim Review/ Possible Determination SBL: 277.6-2-41*

To be reviewed by: N/A Consultant: N/A Applicant: M. Wilson

**ECC Recommendations:**

- 1. The ECC recommends the following modifications to the Short Environmental Assessment Form. a. Item 12b: Is the proposed action located in an archeological sensitive area? Should be checked “yes”**
- 2. Item 13a: Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state, or local agency? Should be checked “yes”.**

Dan Mathias made a motion to adopt this statement, seconded by Jim Ruhl, all in favor, none opposed.

Old Business –

**2021-070 Longport Manor Apartments - Site Plan**

*Applicant proposes building two (2) story apartment buildings each with 10 units for a total of 20 units. Seen by the Town Center Advisory Committee on 12/10/21, 503 Moe Rd, Zoned: TC2, Status: PB Prelim Review - Poss. Determination SBL: 271.-3-36*

To be reviewed by: MJE Consultant: Zdrahal Applicant: Fortress Partners, LLC

**ECC Recommendations:**

- 1. The ECC requests the applicant to review and validate in writing the answers to the following Short EAF questions 12b (note: there were no answers to this question and it has been determined that this area is within the archeological sensitive area), 13a & 13b, and question 15.**
- 2. The ECC recommends a traffic study be conducted along Moe Road of the impact that the future residents will have in a school zone.**
- 3. The ECC requests that the proposed stormwater management area be a buffer to the proposed town park from the development to the north. The ECC recommends that the developer cede the development rights for the stormwater management area or donate the stormwater management area to the Town of Clifton Park in order to maintain this buffer in perpetuity.**

Dave Alexander made a motion to adopt this statement, seconded by Jean Cottrell, all in favor, none opposed.

**2021-043 North Country Commons Redevelopment Site Plan**

*Applicant proposes construction of a 4,900 sf restaurant/retail building, a 30,000 sf gymnastics center and a 2,500 sf bank with drive thru, drive aisles, parking, landscaping, utilities and stormwater management practices, 1208 Rt 146, Zoned: PUD (comm), Status: PB - Preliminary Review/ Possible Determination SBL: 270.-2-55.1*

To be reviewed by: MJE Consultant: Bohler Eng. Applicant: Whitney Lane Holdings

**ECC Recommendations:**

- 1. The Dwaas Kill is a 303d protect stream which has a 50-foot buffer area (LC Zone) from each side of the outer bank of the high water mark. The ECC notes that the currently approved PUD requires a 50 foot buffer be maintained. The applicant should redesign the stormwater management area so it is out of the 50 foot buffer.**
- 2. The ECC notes that the applicant is proposing replacement of the existing conifers along Vischer Ferry Road. The Town of Clifton Park, under the auspices of the G.R.E.E.N. Committee, recently was approved to become a Tree City USA Town. Removal of these mature trees is contrary to the spirit and intent of this designation. The ECC recommends reconsideration of the removal of these trees.**
- 3. The current PUD allows for 372 parking spaces. The number of existing parking spaces 448. The applicant is proposing 468 parking spaces. Given the increase of impervious surface proposed the ECC recommends that additional green space be incorporated in the plan, in order to improve the aesthetics and water retention capability on the parcel. The reduction of impervious parking will have a less impact on runoff directed towards the Dwaas Kill.**
- 4. There is no proposed vegetative buffer behind the proposed Cartwheels Building and the residential development to the west. The ECC strongly recommends a vegetated buffer be installed to ensure a smooth transition between commercial and residential areas.**

Jean Cottrell made a motion to adopt this statement, seconded by Liz Carr, all in favor, none opposed.

**2021-051 & 2021-052 Chick-fil-A Site Plan & Special Use Permit**

*Applicant proposes redevelopment of the "Pier 1" retail store to a quick serve restaurant with a drive-thru. Project includes demolition of existing building and redevelopment of the site to include A 5,000 sf restaurant, drive-thru, drive aisles, parking spaces, lighting, landscaping, utilities and stormwater management, seen by TAC on 12/10/21; 304 Clifton Park Center Rd, Zoned: TC5, Status: PB Prelim Review - Poss. Determination SBL: 272.-1-41.1*

To be reviewed by: MJE Consultant: Bohler Eng. Applicant: Chick-fil-A

**ECC Recommendations:**

- 1. The ECC is concerned with the assessed traffic impacts that this may have on Clifton Park Center Road. The concern of large truck traffic circulation and available parking for truck drivers from Interstate 87.**
- 2. The ECC notes that the Town Center District was created to provide a pedestrian and bicycle friendly part of the community. The applicant should consider providing the pedestrian crossing with pedestrian activated signals on Clifton Park Center Road.**

Dan Mathias made a motion to adopt this statement, seconded by Marla Zuarino, all in favor, none opposed.

New Business –

**2022-008 292/294 Riverview Road 5 Lot Subdivision (Sciocchetti)**

*Applicant proposes subdividing two parcels into 5 residential lots. Project also includes parcel 288.-1-113. Each lot will be serviced with private well and sewer systems., 292 Riverview Rd, Zoned: CR, Status: PB Concept Review SBL: 288.-1-51.12*

To be reviewed by: MJE Consultant: Insite Northeast Eng. Applicant: A. Sciocchetti

**ECC Recommendations:**

- 1. The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.**
- 2. The applicant shall provide the calculations for constrained and unconstrained land on the project. All proposed lots do not appear to meet the three acres of unconstrained land as required by CR Zoning. In addition, the applicant shall indicate what lands will be preserved in perpetuity and whether the preservation will be deeded private or public.**
- 3. The driveway access to Lots 2 & 3 are not fully delineated on the plans. There is a gap between the cul-de-sac and the driveways.**

Dave Alexander made a motion to adopt this statement, seconded by Jim Ruhl, all in favor, none opposed.

**2022-007 21st Century Park Redevelopment - Site Plan**

*Applicant proposes development of 4 new building pads within the property that currently has two existing industrial/storage buildings that will likely include exterior finish upgrades. The 4 new buildings will be 22,000 sf, 45000 sf, 20,000 sf, and 20,000 sf with individual loading docks, employee parking, landscaping and public utility connections. Existing Access from Route 146 will remain the same, 1315 Rt 146, Zoned: B-5, Status: PB Concept Review SBL: 270.-2-2*

To be reviewed by: MJE Consultant: Arico Assoc. Applicant: M. Wawrla

**ECC Recommendations:**

- 1. The space and bulk standards for the B-5 zone specify that the structures, parking areas, stormwater retention areas and other site amenities shall not occupy more than 50 percent of the total area. The applicant is requested to supply site statistics to demonstrate that this project meets that standard.**
- 2. Per 208-54 D for any building or structure proposed over 35 feet in height, the Planning Board is required to conduct a visual assessment and require the applicant to complete Appendix B of SEQR, Visual EAF Addendum.**
- 3. Per 208-65 B “Consideration shall be given to planting along property lines, buffer areas, and along the walls of the building or structure, where possible, without impeding the procedures of the facility.”**

Jean Cottrell made a motion to adopt this statement, seconded by Dan Mathias, all in favor, none opposed.

**2022-009 & 2022-010 Synergy Phase 3 Site Plan & Subdivision**

*Applicant proposes construction of 5 warehouse/office buildings. Buildings will be serviced by public water and sewer (SCSD#1). Stormwater will be managed on site. Project involves parcels: 259.-2-45.12,259.-2-48,259.-2-118.1,259.-2-118.3,259.-2-118.6,and 259.-2-118.7, Roberts Lane, Zoned: L 2, Status: PB Concept Review SBL: 259.-2-48*

To be reviewed by: MJE Consultant: Lansing Applicant: MJ Properties

**ECC Recommendations:**

- 1. The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan. This delineation shall include any wetland mitigation areas.**
- 2. The Planning Board shall require the applicant to reforest the previously disturbed areas which were previously deforested without approval. This requirement is in accordance with the recent designation of Clifton Park as a Tree City USA.**

Jim Ruhl made a motion to adopt this statement, seconded by Jean Cottrell, all in favor, none opposed.

**Discussion: None**

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The meeting was adjourned at 9:30 PM.

Respectfully submitted,  
Brian Glick

cc: Clifton Park Town Clerk & Planning Director