



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, February 1st, 2022**

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

PRESENT: Scott Reese, Dan Mathias, James Ruhl, Jean Cottrell, and Liz Carr

PRESENT W/ ZOOM: Raoul Desy and Dave Alexander

ABSENT: Maria Zuarino, Brian Glick, and Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **March 1st, 2022**, 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 –

2021-007 Northeast HVAC Solutions

Applicant proposes a 3,500 SF building expansion to their existing office. The addition will consist of a 3 bay garage and 1,500 SF office space on the second floor. Applicant proposes utilizing an existing unused curb cut on NYS Route 146 and abandon the existing shared access with the adjacent property. The parking lot will be expanded with 14 additional spaces. The project will be connected to public water and sewer, 898 Rt 146, Zoned: B-1, Status: PB – Preliminary Review w/ possible determination SBL: 271.-4-20

To be reviewed by: MJE Consultant: EDP Applicant: Ferguson Group, LLC

ECC Recommendations:

- 1. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* replace the removed 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. Per 208-33 C Landscaping: Landscaping shall be in accordance with that similar associated with residential buildings, i.e., lawn areas trees and shrubs and other plantings to maintain a residential character. The ECC suggests that the applicant add some taller trees consistent with other properties in the 146 corridors.**

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

2020-051 Panera Bread Drive-thru

Applicant proposes an addition of Drive-thru service to the existing Panera Bread restaurant. The proposal includes a new drive-thru lane, a 420 +/- sf addition to the building to accommodate a drive-thru window and reconfiguration of the outside patio dining area. Sidewalks will be reconfigured to allow continued pedestrian connection to the adjacent plaza to the southeast of the site, 20/22 Maxwell Dr, Zoned: TC3, Status: PB Final Review SBL: 271.16-1-3 To be reviewed by: MJE Consultant: EDP Applicant: DCG

ECC Recommendations:

- 1. The ECC is concerned about the density and the flow of traffic on this congested site. Specifically, the flow exiting the proposed drive-thru of the existing building and the drive-thru inflow of the proposed new Panera Building are examples of this congestion. In addition to traffic trying to exit and enter those two driveways there is a proposed dumpster area and parking spaces which will further complicate the traffic pattern.**
- 2. The ECC supports Jen Viggiani’s comments regarding “The pedestrian circulation in this Town Center Area connecting two commercial properties with lots of small businesses that can mutually benefit from this proximity – appears to go from a reasonable, well-landscaped pedestrian experience that exists today, to a much more functional, required connection – but that does not create the same type of connection from a user experience.”**
- 3. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* replace the removed 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. (Note: The applicant is removing several large trees as part of the proposed plan and the ECC urges replacement of this vegetation.)

4. **The ECC notes that the sidewalk width should be 10' minimum.**
5. **The standard access width is 12' per the TC3 and this plan does not reflect this.**

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

New Business – For Planning Board Meeting on February 23rd, 2022.

2022-004 303 Ushers Road Medical Buildings (Paulsen) - Site Plan

Applicant proposes to construct a two story 21,400 sf medical office building on 4.1 acres with parking for approximately 128 vehicles. the project includes access on Ushers Rd, off site sewer connection and on site stormwater management, 303 Ushers Rd, Zoned: B-1, Status: PB Concept Review SBL: 259.-2-61

To be reviewed by: MJE

Consultant: EDP

Applicant: Paulsen Development

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. **This now large, consolidated building should comply with the architectural intent of the Town Code. Specifically, 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 be 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.**
3. **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. Specifically, a Plantings Plan consistent with other properties along Ushers Road should be**

included in this proposal. i.e., that is retention of the foliage buffer on County property on the north side of Ushers Road.

- 4. The ECC questions the need for the land banked parking for this proposal and requests that the applicant provide on the plan the number of required parking spaces.**

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

Discussion: *None*

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The meeting was adjourned at 8:30 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk & Planning Director