



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, March 1st, 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, and Brian Glick

PRESENT W/ ZOOM: Dave Alexander, Maria Zuarino

ABSENT: Raoul Desy, Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **March 15th, 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 –

2021-069 Boni Wooddale Drive 9 Lot Subdivision

Applicant proposes subdividing the 28.6 acres into 9 lots with access from Wooddale Drive. The 9 lots will be for duplex units on a new Town road dead ending into a cul-de-sac. Applicant will present both a conventional layout and a cluster subdivision layout for consideration. Serviced by CPWA and Saratoga County Sewer District via Wooddale Drive, Wood Dale Dr Rear, Zoned: B-1, Status: PB - Revised Conceptual review SBL: 259.-2-71

To be reviewed by: MJE Consultant: ABD Applicant: KLB Enterprises

ECC Recommendations:

- 1. The ECC notes that the stormwater management area incurs into the LC zone and is very close to the centerline of the stream. Chapter 121.D. The ECC is the review board “which shall review applications for wetlands or stream disturbances.” As currently designed the ECC must review and approve this design and proposed Disturbance.**
- 2. The ECC notes that a DRAFT EAF that included this site was conducted in 2010. The ECC recommends that the DRAFT EAF be revived and reviewed to incorporate the impacts of this design on this difficult environment. Particular attention should be taken to the access road from this project to Wood Dale Drive, traffic impacts, and the significant grading which is necessary to construct this project.**
- 3. The ECC recommends the applicant develop a comprehensive plan to stabilize the disturbed slopes. Special attention should be given to minimize sloughing of the steep slopes.**
- 4. The development of this site will not only fundamentally change the natural character of the neighborhood, but also the existing character of the local residents and all those on Wood Dale Drive particularly to the south. The proposed access road to this development given its location is an impediment to safe traffic flow on Wood Dale Drive (e.g., site distance and crowded intersections). The project has impacts far beyond the proposed site, particularly the residents along the entire length of Wood Dale Drive.**

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

New Business –**2022-005 989 Hatlee Road 3 Lot Subdivision (Prediletto)**

Applicant proposes subdividing 4.06 acres into 3 lots. The existing single family home will remain on one of the lots but will require a front yard setback variance of 39.1' to meet the current setback requirements, 989 Hatlee Rd, Zoned: R-1, Status: PB Concept Review SBL: 258.-1-22.1

To be reviewed by: MJE Consultant: GVG Applicant: Prediletto Realty LLC

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, if any.**

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

Discussion: *None*

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The meeting was adjourned at 8:35 PM.

Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk & Planning Director