



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 19th, 2022

CALL TO ORDER:

James Ruhl, called the meeting to order at 7:00 PM

PRESENT:

Scott Reese, James Ruhl, and Jean Cottrell,

PRESENT W/ ZOOM:

ABSENT:

Dan Mathias, Liz Carr, Brian Glick, Dave Alexander, Marla Zuarino, Raoul Desy, and Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **May 3rd, 2022**, at 7 PM
- Scott Reese, Stormwater Management Technician was present to explain the project applications

Zoning Board – None

Planning Board

Public Hearings –

2021-004 DCG Tallow Wood Subdivision

Applicant proposes to subdivide the 8.15 acre lot into 2 lots which will be utilized for zoning compliant site developments, 855 Rt 146 & 3 Tallow Wood Dr, Zoned: TC4, Status: PB Concept Review SBL: 271.-3-67.1

To be reviewed by: MJE Consultant: EDP Applicant: DCG

ECC Recommendations:

- 1. Any sales of the involved lots must refer to the subdivision maps for density requirements.**

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

Old Business –

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.

2020-057 & 2020-058 Blue Barns Solar Development Special Use Permit & Site Plan

Source Renewable LLC proposes installing a 2.5 MW-AC solar farm on the approximately 36 acre vacant CR property. The 19 Acre project area will consist of about 237 free-standing, tracking solar tables(total 19,206 modules/panels) to be installed. Anchored into the ground via H-Piles, each row of solar tables will be about 5.5 ft in height, 6.5 ft in width. Ground disturbance will be about .8 acres. Low-growth pollinator-friendly seed mix will be planted underneath the tables. An access road will enter the site from Blue Barns Road. Both

underground and overhead electrical lines will be installed. Source Renewables, LLC will participate in the NYSEERDA NY-Sun Initiative to provide clean energy to local businesses, Blue Barns Rd, Zoned: CR, Status: PB Preliminary Review w/ possible determination SBL: 263.-2-80
To be reviewed by: MJE Consultant: LaBella Applicant:

ECC Recommendations:

- 1. The goals of minimizing the impact of the solar field on the wetlands is a concern. Implementation of the array is potentially environmentally destructive particularly with regards to the Federal ACOE requirement that disturbances shall not exceed more than 4 inches of depressions (e.g. ruts) into the Federal Wetlands.**
- 2. The ECC recommends the Planning Board consider the response of the applicant and be assured that the extensive impact of this project on the forests, waters, and wildlife is addressed.**
- 3. The ECC recommends the Planning Board consider the longevity of this type of project and the lack of an emergency action pollution plan and a detailed decommissioning plan.**

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

2017-045 CPC Out Parcel Apartments Site Plan

Applicant proposes to construct 50 apartment units with garage parking in a 38,850 sf building area. The project will redevelop Clifton Park Center frontage along Clifton Park Center Rd. An expansive landscape area, street scape and multi-use trail will be developed along the projects frontage with in the public/open space overlay area. Building will connect to CPWA and SCSD mains. Stormwater will be managed on-site with existing stormwater management system. Total Acreage 5.33. There will be 50 total parking spaces, 42 Clifton Country Rd, Zoned: TC2, Status: PB Concept Review SBL: 272.-1-45.2

To be reviewed by: MJE Consultant: EDP Applicant: DCG

ECC Recommendations:

- 1. The ECC requests the applicant to provide a continuous tree buffer along Clifton Park Center Road.**
- 2. This project removes a mature vegetative buffer between a heavily commercial zone and residential zone. The new landscaping plan shall be compatible to provide a similar environmental buffer between the two zones. This is in keeping with the newly designated Tree City USA for the Town of Clifton Park.**
- 3. The plans need to show the locations of the proposed stormwater management areas and also the remediation of the existing stormwater management areas for Homewood Suites this project is going to impact.**

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

New Business –

2022-015 CPC Out Parcel Apartments Subdivision

Applicant proposes a lot line adjustment and subdivision needed to create 2 new parcels at the location of their proposed 50 unit apartment project within Clifton Park Center, 42 Clifton Country Rd, Zoned: B-4, Status: PB Concept Review SBL: 272.-1-45.2

To be reviewed by: MJE Consultant: EDP Applicant: DCG

ECC Recommendations:

- 1. The ECC is concerned with regards to the proposed residential density calculations and request the Planning Board ensure all calculations are accurate and legally permitted.**
- 2. Any sales of the involved lots must refer to the subdivision maps for density requirements.**

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

2022-012 Maxwell Drive 5 Lot Residential Subdivision (Klapija)

Applicant proposes subdividing 12.74 acres into 5 residential lots for construction of single family homes. Project also includes parcel # 271.-3-69.2. Project will be serviced by the CPWA and SCSD#1. Stormwater will follow existing natural drainage pathways, Plank Rd, Zoned: R-1, Status: PB Concept Review SBL: 271.-3-70

To be reviewed by: MJE Consultant: Lansing Eng. Applicant: D. Kaplija

ECC Recommendations:

- 1. The ECC is concerned with the ecological impact of the construction of lot 5 in regard to the steep soft soil slopes, potential runoff, and the proximity of the Bear Brook, a trout spawning stream.**
- 2. The designation of wetlands (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.**
- 3. The ECC is concerned with the curb cut locations for Lots 1 and 2 given the heavily travelled intersection of Maxwell and Plank Road.**

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

2022-013 & 2022-014 36 Boyack Road Verizon Wireless Facility SUP &Site Plan

Applicant proposes construction of a wireless communications facility, 36 Boyack Rd (Lands of Clifton Park Water Authority), Zoned: R-1, Status: PB Concept Review SBL: 288.8-1-56

To be reviewed by: MJE Consultant: Young/Sommer Applicant: Verizon

ECC Recommendations:

- 1. The ECC recommends that the antenna and monopole be considered visually intrusive to the character of the neighborhood and appropriate camouflage methods be deployed.**

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

Discussion: *None*

* * * * *

The meeting was adjourned at 9:00 PM.

Respectfully submitted,
Jim Ruhl

cc: Clifton Park Town Clerk & Planning Director