



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, May 3rd, 2022

CALL TO ORDER:

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

PRESENT:

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

PRESENT W/ ZOOM:

Marla Zuarino, Raoul Desy

ABSENT:

Jean Cottrell, and Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **May 17th, 2022**, at 7 PM
- Scott Reese, Stormwater Management Technician was present to explain the project applications

Zoning Board – None

Planning Board

Public Hearings –

2021-069 Boni Wooddale Drive 9 Lot Subdivision

Applicant proposes subdividing 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. Served by CPWA and Saratoga County Sewer District via Wooddale Drive, Wood Dale Dr Rear, Zoned: B-1, Status: PB Preliminary Review SBL: 259.-2-71

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

ECC Recommendations:

1. **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.**
2. **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.**
3. **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.**
4. **The ECC notes that the applicant has not provided information as to the depth of the water table on the western side of the proposed roadway. Given the steep slopes and permeable soils present in this vicinity it is imperative to provide this information in order to determine the susceptibility of the area to structural integrity (e.g. land slide).**
5. **Independent verification of the site distance and other pressing factors on this complex intersection need to be provided to the Planning Board due to the road geometry of Wood Dale Drive.**
6. **The ECC recommends based upon the complexity of the proposed plan and detailed comments by the town engineer Walter Lippmann the Planning Board authorize an independent study the explores the physical characteristics and emphasizing slopes and soils of the site. In addition, a study of the proposed road emphasizing legally permitted slopes and intersection with Wood Dale Drive, sight distances, and the influence of Arbor View Drive with the proposed intersection. Completion of this overall study should be part of the SEQR process before is deemed completed.**

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

Old Business –

