



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, June 7th, 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,
Dave Alexander, and Karl Siverling

PRESENT W/ ZOOM:

Raoul Desy

ABSENT:

Marla Zuarino, and Jean Cottrell

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **July 5th, 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 –

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

Applicant requests SUP approval for an in-law apartment/family member accessory apartment in a 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 Final Review

SBL: 277.6-2-41

To be reviewed by: n/a Consultant: n/a Applicant: M. Wilson

ECC Recommendations:

- 1. ECC has no additional comments at this time.**

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

New Business –

2022-021 Starpoint Church Parking Expansion - Site Plan

Applicant is proposing building an additional 120 parking spaces in 2 phases (phase 1 - 53, phase 2 - 67). Total project disturbance is 1.25 acres. Also includes parcel #277.16-2-20. A new stormwater management area will be constructed, 14 Jarose Pl, Zoned: R-1, Status: PB Concept Review SBL: 277.16-2-19

To be reviewed by: MJE Consultant: ABD Applicant: Starpoint Church

ECC Recommendations:

- 1. The ECC notes that a church was initially approved as a Special Use under Town Code 208-79. However, the applicant’s web site indicates that a daycare and elementary school are currently in operation in this facility. It appears that neither of these uses are permitted special uses under 208-8B.(a). The ECC requests that the Town Attorney review the original Special Use approval to ascertain whether these uses are permissible.**
- 2. Per 208-10 Residential-1 districts, “Are primarily for suburban residence uses and to accommodate relatively dense residential development at densities appropriate with environmental restrictions and which transition between the primary commercial development districts and lower density districts both in density and allowable land uses.” This project appears to be in conflict and out of character with the prevailing residential nature.**
- 3. ECC is concerned about the expansion of the parking as proposed and the impact on the community and the quality of life for the neighbors. The concerns of traffic on the weekends, the character of the neighborhood.**

4. **The ECC recommends in order to preserve the residential character of the neighborhood to relocate the church to a more commercial, industrial zone.**
5. **The ECC received informal input regarding the traffic congestion under current parking conditions, and with the proposed parking expansion the ECC is concerned that further expansion will lead to overwhelming traffic problems and impacts upon the existing R-1 Zoning criteria.**

Dan Mathias 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 8:35 PM.

Respectfully submitted,

Brian Glick

cc: Clifton Park Town Clerk
Planning Director