



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, July 5th, 2022

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, Liz Carr, and Jean Cottrell

PRESENT W/ ZOOM:

Brian Glick, Dave Alexander, Karl Siverling, Marla Zuarino

ABSENT:

James Ruhl, Raoul Desy

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **August 2nd, 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 –

2021-043 North Country Commons Redevelopment Site Plan

Applicant proposes construction of a 4,900 sf restaurant/retail building and a 2,600 sf bank with drive thru, drive aisles, parking, landscaping, utilities and stormwater management practices, 1208 Rt 146, Zoned: PUD (comm), Status: PB Prelim Review - Poss. Determination SBL: 270.-2-55.1

To be reviewed by: MJE Consultant: Bohler Eng. Applicant: Whitney Lane Holdings

ECC Recommendations:

Provide written response to the ECC recommendations.

- 1. The ECC requests if the trees along Vischer Ferry Road are in good condition should remain. Clarification regarding the removal of the trees and cedar row could be done with symbols as the tree removal note only points to two trees on the demolition plan. The applicant should to all degrees practicable maintain mature trees and vegetation while also evaluating maximizing site distances involving vegetation in ingress and egress along Vischer Ferry Road.**
- 2. While the ECC understands that the current PUD requires a minimum 22% greenspace, since the PUD was approved in 1995 residents in the Town of Clifton Park have strongly expressed their desire for preserving more open spaces. The ECC requests the applicant to compromise on the 10% loss of greenspace on the proposed plan with additional plantings in consideration of our designation of Tree City USA.**

Marla Zuarino made a motion to adopt this statement, seconded by Jean Cottrell, 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, Zoned: R-1, Status: PB Preliminary Review w/ possible SEQOR determination Review SBL: 288.8-1-56

To be reviewed by: n/a 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.**

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

New Business –

2022-026 Lindsey Farm 2 Lot Subdivision

Applicant proposes to subdivide 127.21 acres into 2 lots. Lot 1 will consist of 12.23 acres and will keep the 767 Grooms Rd Address. Lot 2 will consist of 114.98 acres and remain 753 Grooms Road. The existing solar fields, cell tower and logging operation will be located on Lot 2. No new construction is proposed, 753/765 (solar)/767 Grooms Rd, Zoned: R-1, Status: PB Concept Review

SBL: 276.-2-30.1

To be reviewed by: MJE Consultant: ABD Applicant: Apple Wood Stables & Farm

ECC Recommendations:

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

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

2022-028 Park Avenue Mixed Use Development Site Plan

Applicant proposes construction of 2 four story residential buildings containing a total of 100 luxury apartments on the 13 acre parcel which is part of the larger 27 acre Shoppers World Shopping Center. The project include covered parking, rooftop terraces, a pocket park, new pedestrian connections and a dog run, Park Ave, Zoned: TC5, Status: PB Concept Review

SBL: 271.-3-81

To be reviewed by: MJE Consultant: EDP Applicant: Windsor Development

ECC Recommendations:

- 1. Per 208-22.6.B the Town Center Code requires the applicant to provide “for the design and construction of additional amenities within the Town Center for the use and enjoyment of the general public.” Examples of these amenities may include the following or a combination thereof but are not limited to (208-22.6.C):**
 - a. “a parking garage or deck, where not less than 50 % of the parking space are available to the public (min of 100 spaces.)**
 - b. “Recreational areas such as a public park or playground, maintained by the applicant.”**
 - c. “Payment of funds provided to the town in lieu of or in combination with proposed amenities of a sum determined by the Town Board.”**

Based on the above the Applicant shall provide a narrative on how they are meeting the spirit and intent of these regulations.

2. **The ECC request that the applicant continue to address the water quality impacts from the project into the Bear Brook (a trout spawning stream).**
3. **The ECC Notes that the Town Center Plan emphasizes the importance of walkability. The ECC recommends the applicant to incorporate maximum walkability (e.g., a sidewalk along Park Avenue and a sidewalk that allows safe passage from the project to Park Avenue.)**

Marla Zuarino made a motion to adopt this statement, seconded by David Alexander, all in favor, none opposed.

Discussion: *None*

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The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Brian Glick

cc: Clifton Park Town Clerk
Planning Director