



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, August 2nd, 2022

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, Liz Carr, Brian Glick, James Ruhl

PRESENT W/ ZOOM:

Karl Siverling

ABSENT:

Jean Cottrell, Dave Alexander, Marla Zuarino, Raoul Desy

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be TBD, at 7 PM
- Scott Reese, Stormwater Management Technician was present to explain the project applications

Zoning Board – None

Planning Board

Public Hearings –

2020-057 & 2020-058 Blue Barns Solar SUP & Site Plan

Source Renewable LLC proposes installing a 2.5 MW-AC solar farm on the approximately 36 acre vacant CR property. The 16.22 Acre project area will have solar panels 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. 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, 149 Blue Barns Rd , Zoned: CR , Status: Revised Preliminary w/ possible determination

Applicant: Blue Barns Solar, LLC Consultant: LaBella

ECC Recommendations:

- 1. Applicant shall provide appropriate documentation demonstrating that a ACOE approval (e.g. ACOE letter) is not required for this project prior to Planning Board Approval.**
- 2. Per 208.80 C. Design Standards and Requirements, the side yard setback does not meet the minimum standard for a Tier 3 Solar Energy System (See 208-80 C. (2))**
- 3. Per 208.80 C. (14) Safety, “Solar energy systems and solar energy equipment shall be certified under the applicable electrical and/or building codes as required.” This shall include an emergency action pollution plan filed with the Town of Clifton Park.**

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

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 Grooms RD, Zoned: R1, Status: Preliminary w/ possible determination

Applicant: Applewood Stables & Farm Consultant: ABD

ECC Recommendations:

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

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

Old Business –

2022-001 1860 Route 9 Warehouse/Office Development Site Plan

*Applicant proposes construction of four 15,000 sf office buildings. Each building will have 12,000 sf of warehouse space and 3,000 sf of office space. The project will disturb 6 acres and construction will be phased. Also includes parcel 266.1-23.1 & 25 in Halfmoon (.16 acres) 1860 Rt 9, Zoned: B5, Status: Preliminary w/possible determination
Applicant: Codie Development, LLC Consultant: ABD Eng.*

ECC Recommendations:

- 1. The ECC notes that the proposed grading on the southern property line encroaches on adjacent properties. In addition, the stormwater management area on the north property line is located on three different lots. The ECC recommends that Planning Board require the applicant to provide a management plan for this stormwater management area that clearly delineates maintenance responsibilities.**
- 2. The ECC notes that the rear of the building #2 has an extremely narrow access area and includes HVAC equipment. This proposed constriction should be reviewed by the Emergency Advisory Board.**

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

2022-021 Starpoint Church Parking Expansion Site Plan

*Applicant is proposing building an additional 53 parking spaces. Also includes parcel #277.16-2-20. A new stormwater management area will be constructed, 14 Jarose PL, Zoned: R1, Status: Preliminary w/possible determination
Applicant: Northstar Church Inc. Consultant: ABD Eng.*

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.” The size and scale of 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 notes that the proposed parking area straddles two properties.

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

2021-069 Boni Wood Dale 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 road dead ending into a cul-de-sac. Serviced by CPWA and Saratoga County Sewer District via Wooddale Drive, Wood Dale Dr Rear, Zoned: B1, Status: Revised Concept Applicant: KLB Enterprises, LLC Consultant: ABD Eng.

ECC Recommendations:

1. The applicant has submitted a new Conceptual Project. Consequently, the ECC recommends based upon the complexity of the proposed plan as well as previous detailed comments by the town engineer Walter Lippmann the Planning Board regarding the previous project, that the Planning Board require an independent study that 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 the above-mentioned studies should be incorporated into an entirely new SEQR process.
2. Wooddale Drive at the proposed intersection is a hazardous curve today with yellow warning signs for drivers to reduce their speed. The ECC notes that the relocation of the New Town Road exacerbates the potential hazardous situation on Wooddale Drive because the lot at 163 Wooddale is a hilly site restricting the line of sight.
3. The ECC is submitting a report detailing the hazardous situation on Wooddale Drive as provided by Mathew Ruhlig. He has provided an independent professional sight line study that the ECC endorses as part of this recommendation.
4. The ECC notes that the applicant must perform significant grading and fill on the project site in order for the New Town Road to meet the 7% grade requirement for Town Roads. The current slope of the property is approximately 27%. The ECC is concerned that this amount of grading and fill will be subject to settling, erosion and other problems.

5. **On a letter dated, June 21, 2022 - Analysis and Observations of the Proposed Wooddale Drive 9 Lot Subdivision from William Conner, Architect, provided to the Town Board. This site review in such important issues as severe slopes, wetlands, high noise allowance, development pressures, living conditions, and a recommendation.**
6. **The ECC notes that the driveway at 159 Wooddale Drive must be relocated due to the new road design. The applicant shall provide written evidence that the property owner has agreed to this relocation.**

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

2022-004 303 Ushers Road Medical Building (Paulsen) Site Plan

Applicant proposes to construct a two story 10,700 sf medical office building on 4.1 acres with parking for approximately 70 vehicles. the project includes access on Ushers Rd, off site sewer connection and on site stormwater management, 303 Ushers RD, Zoned: B1, Status: Preliminary Review

Applicant: Paulsen Dev of Albany LLC Consultant: EDP

ECC Recommendations:

1. **The ECC recommends a detailed in-depth traffic study concentrating on the proximity of all the curb cuts along Ushers Road and the on and off ramp of Interstate 87. It is well documented that this area is prone to traffic accidents with the conditions as they exist.**
2. **This now large, consolidated building should comply with the architectural intent of the Town Code. Specifically, per 208-33 D(Architecture) “The architectural design of a rehabilitated or a newly constructed building shall be consistent with the designs compatible for residential dwellings... The architectural design should give the appearance of compatibility with the surrounding neighborhood and shall try, to the maximum extent possible, to avoid the creation of a monolithic mass be implementing architectural relief within the design. Long, unbroken lengths of walls, and appearance of walls and the appearance of massive structures within the area of residential sized building shall be discouraged.” The example of the character of the structures in the area should also reference Northway 10 Executive Park is more in character with the development on the northside of Ushers Road than the ones brought up in comparison.**

3. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties. Specifically, a Plantings Plan consistent with other properties along Ushers Road should be included in this proposal. i.e., that is retention of the foliage buffer on County property on the north side of Ushers Road.**
4. **The ECC questions the need for the land banked parking for this proposal and requests that the applicant provide on the plan the number of required parking spaces.**
5. **The ECC notes that the access road to the proposed project must cross a DOT ROW on the northern side of Ushers Road. The applicant shall provide the planning board with proof of DOT approval of this proposed crossing.**

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

Discussion: *None*

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The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Brian Glick
cc: Clifton Park Town Clerk
Planning Director