



Town of Clifton Park



ENVIRONMENTAL CONSERVATION COMMISSION
*Protecting today's environment for the
next generation...*

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FINAL

Date: **Monday, September 26th, 2022**

2022-032 Van Patten Drive (Concord Development) Subdivision

#2022-032 Van Patten Drive (Concord Development) Subdivision, Van Patten Drive,
Zoned: B2 - Business Non Retail 2, Status: Concept

ECC Recommendations:

- 1. In keeping with the rural nature of the project area and the recommendations of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and use landscaping and grading to provide visual and auditory buffering between the project and the roadway.**
- 2. There are wetlands identified on the Site Plans that should be labeled of the regulating authority.**
- 3. Item E.2.h.i of the Full Environmental Assessment Form should be marked yes as this site does contain wetlands on the project site.**
- 4. The plan shall include the note "This subdivision is in an area which may be impacted by railroad activity. Impacts may include noise or vibration.**
- 5. The ECC notes that sensitive environments exist on properties adjacent to the project site (within watershed of Long Kill, Cooley Kill & Dwaas Kill all 303(d) segments impaired by pollutants related to construction activity), thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.**