



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:

Brian Glick

Dan Mathias

Karl Siverling

James Ruhl

Dave Alexander

Marla Zuarino

Jean Cottrell

Liz Carr

FINAL

MINUTES: **Monday, October 17th, 2022**

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

PRESENT: Scott Reese, Dan Mathias, Brian Glick, James Ruhl, Jean Cottrell

PRESENT W/ ZOOM: Liz Carr, Dave Alexander, Marla Zuarino

ABSENT: Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be November 2nd, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications

Zoning Board – None

Planning Board

Public Hearings –

2022-005 989 Hatlee Road 3 Lot Subdivision (Prediletto)

SBL: 258.-1-22.1

989 Hatlee Road 3 Lot Subdivision (Prediletto), 989 Hatlee RD, Zoned: R1 - Residential, Status: Preliminary

Citizenserve File Number: 2022-005, Application Number: SUB22-000006
Applicant: Prediletto Realty, LLC, Consultant: Lansing Engineering, PC - Mike Robertson

ECC Recommendations:

- 1. It appears that the plans with the limits of the LC Zone, 100-foot buffer DEC Wetlands etc. have not been submitted to the Town as they are not contained in the file.**
- 2. The ECC has concern with the high level of the water table and vernal wetlands that exist in the area. The applicant shall submit test hole data to indicated seasonal high-water table as it may impact the grading limits.**
- 3. As such we are reserve the right to provide comments at a later date once requested information is provided.**

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

Old Business – *None*

New Business -

2022-035 228 Lapp Road 2 Lot Subdivision (Mele)

SBL: 278.17-1-9

Subdivision of 228 Lapp Road, 228 Lapp RD, Zoned: R1 - Residential, Status: Concept

Citizenserve File Number: 22-000031, Application Number: SUB22-000005

Applicant: Mele, Consultant: Gilbert VanGuilder Land Surveyor, PLLC - Kevin Weed

ECC Recommendations:

- 1. The ECC requests clarification as to the intended disposition of the existing well. The existing well and septic system (if any) should be closed per NYSDOH standards if there will be public sewer and water.**
- 2. The applicant shall indicate on the plans where the water laterals and sewer laterals will be located on the property.**
- 3. The ECC notes that the keeping of livestock or poultry on lots less than 5 acres in size is prohibited in the R-1 Zone.**
- 4. The ECC is concerned with the Lapp Road driveway entrance being too close to the public road intersection.**

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

2022-036 DCG Wood Rd 2 Lot Subdivision

SBL: 259.-2-115.1

Applicant proposes to subdivide the 11.7-acre lot into two (2) new lots which will be utilized for light industrial zoning development per current zoning., 26 Wood RD, Zoned: L2 - Light Industrial 2, Status: Concept

Citizenserve File Number: 22-000030, Application Number: SUB22-000004

Applicant: DCG, Consultant: EDP, RLA Joe Dannible

ECC Recommendations:

- 1. In the Short Environmental Assessment Form (SEAF) question 8 C. needs to mention the planned bicycle and pedestrian connection between Ushers Road and Wood Road along the south side of the project area. The Town's Trails Plan call for a multi-use trail that parallels Wood Road. The plan does not reflect this multi-use trail.**
- 2. In the SEAF question 20, the applicant has indicated that the parcel was the subject was in the vicinity of hazardous waste remediation. The form requires a description of this remediation, and it is currently incomplete.**
- 3. The ECC Recommends deferral of the subdivision until these questions (8C & 20) have been completely answered.**

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

2022-037 DCG Wood Road Industrial Site Plan 3A

SBL: 259.-2-115.1

(Tax ID 259.-2-115.1, 26 Wood Road) Applicant proposes to construct multi-use industrial building on proposed Lot 3A, connecting to public water and sewer., 26 Wood RD, Zoned: L2 - Light Industrial 2, Status: Concept

Citizenserve File Number: 22-000028, Application Number: SPR22-000012

Applicant: N/A, Consultant: EDP, RLA Joe Dannible

ECC Recommendations:

- 1. In the Short Environmental Assessment Form (SEAF) question 8 C. needs to mention the planned bicycle and pedestrian connection between Ushers Road and Wood Road along the south side of the project area. The Town's Trails Plan call for a multi-use trail that parallels Wood Road. The plan does not reflect this multi-use trail.**

2. **In the SEAF question 20, the applicant has indicated that the parcel was the subject was in the vicinity of hazardous waste remediation. The form requires a description of this remediation, and it is currently incomplete.**
3. **The ECC Recommends deferral of the subdivision until these questions (8C & 20) have been completely answered.**
4. **Given the sensitive nature of the deed restricted habitat, the applicant should construct a wood or other material fence to protect this area from intrusion. This protection should include signage.**
5. **The applicant should consider the use of dark sky lighting as described in guidance with the National Dark Sky Association to minimize the risk to the habitat areas.**
6. **The ECC recommends a vegetative buffer of a minimum of 6' tall be installed along the north and east side of the deed restricted habitat in order to minimize sound disruption of the butterfly area.**

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

2022-037 DCG Wood Road Industrial Site Plan 3B

SBL: 259.-2-115.1

(Tax ID 259.-2-115.1, 26 Wood Road) Applicant proposes to construct multi-use industrial building on proposed Lot 3A, connecting to public water and sewer., 26 Wood RD , Zoned: L2 - Light Industrial 2, Status: Concept

Citizenserve File Number: 22-000028, Application Number: SPR22-000012

Applicant: N/A, Consultant: EDP, RLA Joe Dannibile

ECC Recommendations:

1. **In the Short Environmental Assessment Form (SEAF) question 8 C. needs to mention the planned bicycle and pedestrian connection between Ushers Road and Wood Road along the south side of the project area. The Town's Trails Plan call for a multi-use trail that parallels Wood Road. The plan does not reflect this multi-use trail.**
2. **In the SEAF question 20, the applicant has indicated that the parcel was the subject was in the vicinity of hazardous waste remediation. The form requires a description of this remediation, and it is currently incomplete.**
3. **The ECC Recommends deferral of the subdivision until these questions (8C & 20) have been completely answered.**

4. **Given the sensitive nature of the deed restricted habitat, the applicant should construct a wood or other material fence to protect this area from intrusion. This protection should include signage.**
5. **The applicant should consider the use of dark sky lighting as described in guidance with the International Dark-Sky Association (including the buildings and grounds) to minimize the risk to the habitat areas.**
6. **The ECC recommends a vegetative buffer of a minimum of 6’ tall be installed along the west side of the deed restricted habitat in order to minimize sound disruption of the butterfly area.**

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