



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. Officer:

Scott Reese

Town Liaison:

Agatha Reid

Members:

Brian Glick

Dan Mathias

Karl Siverling

James Ruhl

Dave Alexander

Marla Zuarino

Jean Cottrell

Liz Carr

Michael Christianson

FINAL

MINUTES:

Monday, April 3rd, 2023

CALL TO ORDER:

Dan Mathias, called the meeting to order at 7:00 PM

PRESENT:

Scott Reese, James Ruhl, Dan Mathias, Karl Siverling, Jean Cottrell

PRESENT W/ ZOOM:

Liz Carr, Marla Zuarino, Michael Christianson

ABSENT:

Brian Glick, Dave Alexander

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Monday April 17th at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.
- Annual Ethics & Oath of Offices

Zoning Board – None

Planning Board

Public Hearings –

2016-047 691 Mac Elroy 3 Lot Subdivision (Monast)

SBL: 258.-2-44

3 lot subdivision on Mac Elroy Road, 691 Mac Elroy RD, Zoned: CR - Conservation Residential
Status: Preliminary

Citizenserve File Number: 2016-047, Application Number: SUB23-000008

Applicant: Paul Monast, Consultant: Lansing Engineering

ECC Recommendations:

- 1. It appears that the subdivision of lot 2 does not conform to 208-16 E. (2) (a). “A parcel which is more than 20,000 feet maybe developed with one dwelling unit.” Lot 2 is shown on the Plot Plan as 18,822 square feet.**
- 2. The lot to be subdivided is less than 10 acres. Per 208-16 E. (2) (a). The code calls for 3 acres of unconstrained land per dwelling unit when the lot to be subdivided is less than 10 acres. This is the principal provision pertaining to this subdivision. Neither lot 2 or 3 conform to that requirement.**
- 3. The current plans delineate the LC Zone as 50 feet from the stream but should include the 100-foot adjacent area of the NYSDEC Wetlands.**

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

Old Business –

2022-007 21st Century Park Redevelopment Site Plan

SBL: 270.-2-2

Expansion of existing light industrial park, 1315 Rt 146, Zoned: B5 - Corporate Commerce
Status: Preliminary

Citizenserve File Number: 2022-007, Application Number: SPR23-000005

Applicant: MSW Properties, LLC, Consultant: Arico Associates

ECC Recommendations:

- 1. Per 208-53 A. Permitted Uses. “An owner shall be permitted to have more than one tenant in an approved facility as long as all occupancies fall within the permitted use.” The Planning Board should require the applicant to indicate the intended use.**
- 2. The ECC is concerned about the sequence of the proposed construction and the potential impacts. The Planning Board should clarify the intent of the applicant to employ a phased approach for this project in order to mitigate the environmental impact.**
- 3. Per 208-54 B. Lot Coverage. “Structures, parking areas, stormwater management areas (emphasis added) and other site amenities that are an integral and necessary part of the use shall not occupy more than 50 percent of the total lot area.” The proposed plan exceeds this 50 percent threshold.**
- 4. 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. The applicant**

should provide more detailed landscaping plans that conform to the requirements of 208-55 B. Development Standards – Landscaping.

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

2022-028 Park Avenue Mixed Use Development Site Plan

SBL: 271.-3-81

Construction of 2 apartment buildings, Park Ave, Zoned: TC5 - Neighborhood Zone

Status: Revised Preliminary

Citizenserve File Number: 22-000002, Application Number: SPR23-000006

Applicant: Windsor Development, Consultant: EDP

ECC Recommendations:

- 1. The ECC reiterates that the Town Center Plan emphasizes the importance of walkability and connectivity. 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.)**
- 2. The ECC notes that the project includes a significant increase in impervious parking surface which will be subject to warm weather / high temperatures. This poses a risk to the Bear Brook if not adequately treated with a comprehensive stormwater plan. The applicant should employ current technological advances to ensure the longevity of this trout spawning stream.**
- 3. The applicant should consider designing traffic calming techniques to ensure the safety of pedestrians and cyclists.**

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

2022-042 English Road 3 Lot Subdivision (Milczarek)

SBL: 250.-2-40

Applicant proposes to subdivide a 63.89-acre parcel into 2 lots., English RD, Zoned: R1 -

Residential, Status: Revised Preliminary

Citizenserve File Number: 22-000048, Application Number: SUB23-000009

Applicant: Environmental Design Partnership - Gavin Vuillaume, Consultant: N/A

ECC Recommendations:

- 1. The ECC notes that the proposed subdivision plan does not show that 100-foot adjacent area of the NYSDEC Wetlands that would include the LC Zone. The plans should be adjusted to show these areas.**
- 2. Any development on any of the lots especially lot 2 should be aware of the Zim Smith Trail and the Saratoga County Sewer Line either under or adjacent to the blacktop trail. Access to the northern part of Lot 2 will be severely limited by the trail and the sewer line.**

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

New Business –

Edison Club Subdivision of Clubhouse

SBL: 269.-3-10.11

Subdivision of the Clubhouse from the rest of the property, 891 Riverview Rd, Zoned: CR - Conservation Residential, Status: Concept

Citizenserve File Number: 23-001024, Application Number: SUB23-000006

Applicant: Edison Club, Consultant: Gilbert VanGuilder Land Surveyor, PLLC

ECC Recommendations:

- 1. The ECC Notes that the sole Riverview Road access to the proposed Edison Club property is through the new lot B. The applicant shall clarify what the proposed access would be to Lot A and the potential traffic impact should the subdivision be approved. The Planning Board should be mindful of a minimum distance of curb cuts on Riverview Road.**
- 2. If the proposed access on lot A is along the right-hand property line, the ECC is concerned that the 50-foot width is insufficient to accommodate emergency vehicles in the event of a fire. The Town’s Fire Chief should be consulted if this is the proposed access.**

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

94 Appleton Rd 2 Lot Subdivision

SBL: 270.-1-50.1

2 Lot Subdivision, 94 Appleton Rd, Zoned: CR - Conservation Residential, Status: Preliminary

Citizenserve File Number: 23-001025, Application Number: SUB23-000007

Applicant: J. Lindsey, Consultant: Colliers Engineering & Design

ECC Recommendations:

- 1. No comments at this time.**

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

Discussion: *None*

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The meeting was adjourned at 9:20 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk
Planning Director