



Town of Clifton Park

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



Town Supervisor:

Philip C. Barrett

ECC Chair:

Dan Mathias

Stormwater Mgmt. Officer:

Scott Reese

Town Liaison:

Agatha Reid

Members:

Brian Glick

Dan Mathias

Karl Siverling

James Ruhl

Dave Alexander

Marla Zuarino

Jean Cottrell

Michael Christianson

DRAFT

MINUTES:

Wednesday, January 3rd, 2024

CALL TO ORDER:

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

PRESENT:

Scott Reese, James Ruhl, Dan Mathias, Jean Cottrell, Marla Zuarino

ABSENT:

Dave Alexander, Brian Glick, Michael Christianson, Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Wednesday January 17th, 2024**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

Zoning Board – None

Planning Board

Public Hearings – None

Old Business –

#2023-021 CT Solar Blue Barns Rd Solar Array Site Plan and SUP

SBL: 263.-2-89

Applicant proposes to construct a 3.5 MW AC Solar array, Blue Barns Rd , Zoned: CR, Status: Final

Citizenserve File Number: 23-001997, Application Number: SUP23-000018

Applicant: R. Guyer Consultant: EDP, LLP – S. Alessandrini

ECC Comments:

1. Per Town Code 208-80 C. (2) Space and bulk standards for Tier 3 solar energy systems the required side yard setback in the CR Zone is 100 feet. If the property owner subdivides the parcel that is located in the Town of Ballston, it will create a non-conforming area.

2. Per Town Code Chapter 208-79 E. (1) (d) States; That the use will be in harmony with and promote the general purposes and intent of the Comprehensive Plan and this chapter.

The Conservation Residential Zone was established (see Town Code 208-16 A.) to provide and maintain land area to promote and support ongoing open space and agricultural uses and activities to sustain the rural character of this predominantly natural, agricultural and low-intensity residential setting. The purpose of the Conservation Residential (CR) Zoning District is to protect and enhance the rural character, the natural and scenic qualities of open space, and the agricultural heritage, while providing for well-planned new development that complements the traditional settlement pattern, and protects the health, safety, economic base and quality of life in Western Clifton Park for all of its residents.

a. Furthermore, Per Town Code Chapter 208-16 B. (1)

New development should complement and harmonize with the traditional, open, rural, wooded, agricultural, natural and environmental resources, low-intensity residential and hamlet landscapes, agricultural lands and working landscapes, and scenic views and resources as valued by the community in Western Clifton Park.

3. The proposed use is a direct conflict with these objectives and the Comprehensive Plan. The requested Special Use is not in harmony with the general purpose and intent of the Comprehensive Plan. The ECC urges the Planning Board to deny this application based on this premise.

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

New Business –

#2024-002 986 Hatlee Rd Timber Harvest Forest Management

SBL: 258.-1-19

Forest management timber harvest, 986 Hatlee Rd, Zoned: CR, Status: Preliminary

Citizenserve File Number: 23-002597, Application Number: THP23-000001

Applicant: R. & C. Ochrym Consultant: Saratoga Land Management Corp. – C. Gerber

ECC Comments:

1. **The applicant shall obtain the necessary General Permits for stream crossing for timber harvesting from the NYSDEC. Under the authority of Environmental Conservation Law Article 15, Title 5 Stream Disturbance.**
2. **The installation, construction, maintenance and removal of stream crossings for timber harvesting only and limited in scope to temporary bridges and temporary culverts.**
3. **No work is authorized until the permittee receives the signed Project Authorization by NYSDEC.**
4. **The ECC notes per NYSDEC policy that these permits do NOT authorize:**
 - a) **permanent crossings of any type;**
 - b) **stream fords except any equipment access ford associated with an approved bridge or culvert;**
 - c) **crossings located within state regulated Freshwater Wetlands and adjacent areas;**
 - d) **crossings that the Department has determined will impact state listed Threatened or Endangered species;**
 - e) **crossings over Wild, Scenic and Recreational Rivers; or**
 - f) **multiple culverts installed side-by-side.**
5. **The ECC recommends that any approval by the Planning Board be limited to winter months where the ground will be frozen to limit impacts to the wetlands and forest cover.**

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

#2024-001 King of Kings Church Entrance Portico

SBL: 283.-2-20

Applicant is proposing to construct a 650 sf building addition and Entrance Portico to an existing church., 1593 Crescent RD , Zoned: R1 - Residential, Status: Concept
Citizenserve File Number: 23-002613, Application Number: SPR23-000030
Applicant: King of Kings Consultant: EDP – G. Vuillaume

ECC Comments:

1. **If the applicant requires underdrain for parking areas it is unclear where the underdrain outlet will be located.**

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

Discussion:

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The meeting was adjourned at 8:00 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk
Planning Director