



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

FINAL

MINUTES: **Monday, March 4th, 2024**

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

PRESENT: Scott Reese, James Ruhl, Dan Mathias, Marla Zuarino, Karl Siverling, Dave Alexander, Jean Cottrell, Brian Glick

ABSENT: Michael Christianson

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Monday March 18th, 2024**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

Zoning Board – *None*

Planning Board

Public Hearings –

#2024-005 591 Riverview Rd Residential Dwelling Ground Mounted Solar Array SUP

SBL: 282.-1-28.7

New install of ground mounted solar array, 591 Riverview RD, Zoned: R1 – Residential

Status: Preliminary

Citizenserve File Number: 24-000075, Application Number: SUP24-000004
Applicant: Helmut Gerstenberger, Consultant: Michael E Miele, PE

ECC Comments:

- 1. The ECC requests that the applicant includes a visual buffer to screen the solar panels from adjacent properties and adjacent public thoroughfare. If the applicant feels that the existing buffer is sufficient, the ECC requests that the applicant provides visual impact photos that the buffers are adequate.**
- 2. Given the increasing prevalence of solar installations, the ECC recommends that the planning board require the applicant to provide a detailed de-commissioning plan that includes financial mechanisms for assuring post closure decommissioning.**

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

#2024-013 17 Bear Brook Ct In-Law Apartment SUP

SBL: 265.19-3-30.1

In law addition on existing home, 17 Bear Brook CT, Zoned: R1 - Residential, Status: Concept
Citizenserve File Number: 24-000162, Application Number: SUP24-000003
Applicant: Capital District Contractors Inc. - Phil Brayman, Consultant: N/A

ECC Comments:

- 1. The ECC will provide review and comment once they have received a site plan.**

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

Old Business –

#2023-016 1019 Route 146 Gas Station and Convenience Store Site Plan

SBL: 271.-1-11

1019 Route 146 Gas Station and Convenience Store, 1019 Rt 146

Zoned: B3 - Neighborhood Business, Status: Concept

Citizenserve File Number: 23-001545

Applicant: Surinder Cheema Consultant: Nolan Engineering, PLLC

ECC Comments:

- 1. The ECC notes that some of our previous requests have not received a response. The ECC reiterates the following comments:**
 - a. The ECC recommends that the future submission address how applicable EPA & NYSDEC regulations and standards for this application will be followed. The ECC requests the applicant to supply the removal plan for the existing underground fuel storage tanks. The proximity of these tanks to the Dwaas Kill necessitates that the ECC examine soil and ground water conditions for historic fuel leakage. Therefore, the ECC requests that the applicant provides all such information related to the tanks in your possession.**

- b. The ECC requests that the applicant shows the 50-foot buffer from the highwater mark of the Dwaas Kill on the plan. The applicant shall ensure that the new underground storage tanks do not intrude into this buffer. No new ground disturbance shall occur in the 50-foot buffer area.**
- 2. Due to the nature of the operation, the ECC recommends that the catch basins are installed with oil / water separation.**

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

New Business –

#2024-014 68 Droms Rd 24 Lot Subdivision (Dingley)

SBL: 276.-1-34.2

Applicant proposes a 24-lot conservation subdivision on 98+/- acres. 23 new building lots on a proposed public road and the existing farmhouses and barns will retain the remaining land on

Lot#24 68 Droms RD, Zoned: CR - Conservation Residential, Status: Concept

Citizenserve File Number: 24-000180, Application Number: SUB24-000003

Applicant: Erik Kohler Homes LLC, Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC requests the applicant to clarify if the permanent open space will be privately or publicly held.**
- 2. ECC observes that Lot 24 is included in the calculation of unconstrained land justifying the number of buildable lots. Thus, Lot 24 should be restricted from further subdivisions in the future. Therefore, the planning board should require the applicant to put a deed restriction on lot 24.**
- 3. The ECC observes that Lots 10-15, & 23 includes the 100-foot adjacent area to the NYSDEC Wetlands that also has the Land Conservation overlay. The planning board shall require the applicant to put this information on the deed.**
- 4. The ECC requests that the Wetland Delineation be recorded on the plans regarding who the delineation was done by and when.**
- 5. The ECC notes that this property was formally active agricultural land. The applicant should demonstrate that there are no residual pesticides or other hazardous chemicals in the soil.**

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

Discussion: - *None*

* * * * *

The meeting was adjourned at 8:50 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk
Planning Director