



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, May 6th, 2024

CALL TO ORDER:

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

PRESENT:

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

ABSENT:

Marla Zuarino, Dave Alexander, Michael Christianson

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Monday May 20th, 2024**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

Zoning Board – None

Planning Board

Public Hearings –

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

SBL: 276.-1-34.2

Applicant proposes a 24-lot conservation subdivision on 100.3+/- acres. 23 new building lots will be created on a proposed public road. The existing farmhouses and barns will retain the remaining plans to be utilized as private deed restricted open space, 68 Droms Rd, Zoned: CR -

Conservation Residential, Status: Preliminary Applicant: Erik Kohler Homes LLC
Consultant: EDP, J. Dannible

ECC Comments:

1. **ECC notes that Town Code Chapter 208-16 E. (4) states “Conservation-based development design. Development of any parcels in the CR District shall comply with the requirements of this Code (conservation design layout), along with the development guidelines in the "Western Clifton Park Design Guidelines" attached hereto by reference.” By incorporating the Western Design Guidelines by reference gives them the equivalent force and effect of law. The Western Design Guidelines state the following:**

B. Protect farms and farmland: focusing on the core agricultural areas



Overall, protect as intact as many as possible of the active, working farms in Western Clifton Park throughout the Western Clifton Park. As a priority, concentrate on protecting large acreages of contiguous, farms. See the Western Clifton Park GEIS Land Conservation Plan and the Town of Clifton Park Open Space Plan Vision for the town-identified working farms. Riverview Orchards, shown to the left, is an active farm along Riverview Road, and is part of the agricultural core of working farms in Western Clifton Park that should be protected and buffered from development.

Overall, protect farmland, working farms, fallow open fields and habitats, and agricultural heritage. All effort should be made to limit the impact of development on productive farmland soils that are currently in production or are high quality soils that could be converted into production. Provide adequate buffer to agricultural operations and farm buildings and structures used for production. In particular, avoid locating new homes near existing farms and farmlands, buffer residential uses from active farms, and avoid fragmentation of core agricultural areas.

2. **Given the fact that Riverview Orchard is protected by NYS Right to Farm Law, the Planning Board should request the applicant to provide an adequate buffer between Riverview Farming Operations and the proposed residences.**
3. **The ECC observes that agricultural activities such as spraying, and machinery noises are protected by the Agriculture District designation further justifying the requirement for an adequate buffer.**

4. **Riverview Orchard is a permanently protected open space resource. The Western GEIS Design Guidelines state that one of the criterion for designing in Western Clifton Park is to “Buffer and protect the permanently protect the open space resources.”**
5. **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.**
6. **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.**

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

Old Business –

#2024-008 Route 9 Telecommunications Tower Special Use Permit (SUP)

SBL: 266.3-3-20

Route 9 Telecommunications Tower, Us Rt 9 Rear, Zoned: B3 - Neighborhood Business

Status: Preliminary

Applicant: Cellco dba Verizon Wireless Consultant: Young Sommer, D. Brennan

ECC Comments:

1. **The ECC has no comments.**

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

New Business –

#2024-018 Delmonico's Building Addition Site Plan

SBL: 272.9-1-38.2

Delmonico's Building Addition, 3 Northside Dr (Pvt), Zoned: TC3 - General Zone

Status: Preliminary

Applicant: Delmonico's Consultant: EDP – G. Vuillaume

ECC Comments:

1. **The ECC notes that there is a significant reduction in greenspace and requests that the applicant provide a more detailed calculation and graphic presentations. (Note: the elimination of the above ground SMA is a significant reduction in greenspace that does not appear to be present in the calculations shown on the plan.)**
2. **The ECC notes that the Colonie Channel Aquifer is present in this area. The applicant should present information which indicates where the water table is presently located in the underground infiltration chambers.**
3. **Given the proposed infiltration system and the presence of the aquifer, the ECC requests that the applicant implements oil / water separation devices.**

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

#2024-017 32 Wishing Well In-Law Apartment SUP

SBL: 276.16-1-6

Construction of In-Law Apartment, 32 Wishing Well LN, Zoned: R1 – Residential

Status: Concept

Applicant: Cory Fazioli Consultant: N/A

ECC Comments:

- 1. ECC has no comments.**

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

#2024-019 1 Van Patten Rd Daycare Facility Site Plan (Creative Sprouts)

SBL: 265.6-1-25.11

Daycare Facility Site Plan (Creative Sprouts), 1 Van Patten DR, Zoned: R1 – Residential

Status: Concept

Applicant: Country Club Acres Consultant: EDP – B. Ragone

ECC Comments:

- 1. 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.**

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

#2024-020 518 Clifton Park Center Road Timber Harvest SUP

SBL: 271.19-1-31

Logging 4.67-acre lot, 518 Clifton Park Center RD, Zoned: R1 - Residential

Status: Concept

Applicant: Gary Manilenko Consultant: N/A

ECC Comments:

- 1. The ECC Notes that the proposed timber harvest area is located adjacent to Stoney Creek and therefore protected by NYSDEC Regulations. The ECC requests that the Planning Board require the applicant to obtain all required NYSDEC permits prior to approval.**
- 2. The ECC requests an arborist provide a Tree Survey of which trees should be removed.**

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

Discussion: - *None*

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The meeting was adjourned at 8:30 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk
Planning Director