



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 Christensen

Anne Dillenbeck

FINAL

MINUTES:

Monday, August 5th, 2024

CALL TO ORDER:

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

PRESENT:

Scott Reese, James Ruhl, Dan Mathias, Jean Cottrell, Anne Dillenbeck,

ABSENT:

Dave Alexander, Brian Glick, Karl Siverling, Michael Christensen, Marla Zuarino

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Wednesday September 4th, 2024**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

Zoning Board – None

Planning Board

Public Hearings –

#2022-019 Woodhaven Corporate Commerce Shovel Ready Site Plan

SBL: 270.-1-72.1

Applicant proposing to construct a shovel ready Light Industrial Park on 90.40 acres., 587 Waite RD, Zoned: B5 - Corporate Commerce, Status: Revised Preliminary Review

Applicant: Woodhaven Land Partners, Consultant: EDP – G. Vuillaume

ECC Comments:

1. Upon review of the response comments by the applicant regarding traffic, the ECC remains concerned with the entrance location on Waite Road and the potential impacts and awaits the response from the NYSDOT on the Traffic Impact Study.
2. The applicant has stated that they will retain a 70-to-100-foot existing vegetative buffer adjacent to the Belmonte project to the North. The ECC recommends that the Planning Board require that the deed reflect that this is a no-cut zone on the property.
3. The ECC requests the applicant to show and label all wetlands and streams by shading, including the Land Conservation overlay on the plan.
4. The ECC notes that there are 31+ acres of wetlands identified on this parcel and as such would recommend the applicant contact the NYSDEC for further review and jurisdiction determination prior to Planning Board approvals.

Jean Cortell made a motion to adopt this statement, seconded by Anne Dillenbeck, all in favor, none opposed.

Old Business –**#2024-014 68 Droms Rd 24 Lot Subdivision (Dingley)**

SBL: 276.-1-34.2

Proposed 24 residential Lot Subdivision, 68 Droms RD, Zoned: CR - Conservation Residential
Status: Revised Preliminary Review w/possible determination

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

ECC Comments:

1. The ECC notes that there are no updated responses or adjustments to the current proposal
2. Clifton Park Town Comprehensive Plan has a goal to support “the continued process of farming and agricultural land uses including an agricultural district in the town and all related activities therein.” Riverview Orchards is within the Town’s Agricultural District.
3. Town Code 102-1. (C.) states *“It is the general purpose and intent of this chapter to maintain and preserve the rural tradition and character of Clifton Park, to permit the continuation of agricultural practices, to protect the existence and operation of farms and to encourage the initiation and expansion of farms and agricultural businesses.”*
4. The following provisions are in the Town Code:
 - a. 208-16 B. (4) – *“Development should support uses compatible with surrounding land uses and to provide and design for adequate buffering of adjoining properties, particularly between agricultural and residential uses.”*
 - b. 208-16. B. (3) – *“Development should be sited and laid out using conservation-based and low-impact design in support of creative solutions to minimize impacts to open space lands and agricultural lands.”*

- c. **Design Guidelines – Riverview Orchards is “part of the agricultural core of working farms in Western Clifton Park that should be protected and buffered from development.”**
 - d. **Design Guidelines – “In particular, *avoid locating new homes near existing farms and farmlands, buffer residential uses from active farms, and avoid fragmentation of core agricultural areas.*”**
5. **The Statement of Findings – Western Clifton Park Land Conservation Plan and GEIS (April 11, 2005) states “*Development that would impact productive farmland is contrary to the vision articulated in the Land Conservation Plan. Therefore, prime and statewide important farmland should be considered in any subdivision or site plan review process to protect these lands to the greatest extent practicable.*”**
 6. **The ECC recommends that the Planning Board requests that the applicant provide an alternative design considering the modifications shown on the alternative plan prepared by William Conner.**
 - a. **The alternative deals with many of the existing objections to the proposed plan.**
 - b. **The alternative deals directly with the potential public health impact of orchard spray plume.**
 - c. **The proposed 300-foot buffer in the alternative accommodates the essential dwelling density of the proposed plan prepared by William Conner.**
 - d. **The alternative plan allows for more than 18 homes by providing a second access point per Town Code 179-25 H.**
 7. **In summary, there are feasible alternative designs which will adhere more closely to the design guidelines, minimize conflict and health risk between the farm operation and proposed residential development, and achieve the goals and intent of the conservation residential zone. The ECC urges the Planning Board to delay further consideration until these alternative plans are developed.**

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

New Business –

#2024-031 Riverview Road Convenient Store and Liquor Store Site Plan

SBL: 269.19-1-43.1

Proposed Convenient Store and Liquor Store, Riverview RD Zoned: HM - Hamlet Mixed Use

Status: Concept Review

Applicant: Luna Landing LLC, Consultant: GPI – J. Montagne

ECC Comments:

1. **The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) *shall* be identified on the plot plan.**

2. **The ECC notes that the project may result in intrusion into the LC Zone. The applicant must file for an Application for Approval of Work to Be Done in the LC Zone with the Town of Clifton Park.**
3. **The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands. The Applicant must avoid intrusion into ACOE Wetlands or apply for a Federal Wetlands Permit for disturbances for the project. The Town of Clifton Park should be provided with copies of all related correspondence.**
4. **The ECC notes that the project includes the installation of storage tanks that may be regulated under the state petroleum or chemical storage regulations. The ECC recommends that the Planning Board require the applicant to provide evidence of registration of these tanks prior to placing in service.**
5. **The Land Conservation (LC) Zone has not been delineated in accordance with Section 208-69 of the Clifton Park Town Code. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.**
6. **The ECC request that the applicant provide a full traffic study due to the significant motor vehicle volume on this road.**

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

#2024-032 229 Riverview Road 2 Lot Subdivision (Dautel)

SBL: 269.19-1-43.1

Proposed 2 Lot Subdivision, 229 Riverview RD

Zoned: CR - Conservation Residential, Status: Concept Review

Applicant: S. Dautel, Consultant: Gilbert VanGuilder Land Surveyor, PLLC – R. Wilklow

ECC Comments:

1. **The ECC notes that the applicant is requesting a subdivision per Town Code Chapter 208-16 E. (2) (b.) therefore must preserve 50% of the development site is designated as permanent open space.**

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

Discussion: - None

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The meeting was adjourned at 9:10 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director