

TOWN SUPERVISOR:

Philip C. Barrett

ECC CHAIR:

Rocco Ferraro

ECC ATTORNEY:

Joel Peller

ENVIRONMENTAL SPECIALIST:

Michael Montague

MEMBERS:

Raoul Desy

Rocco Ferraro

Brian Glick

Dan Mathias

James Ruhl

Karl Siverling

Howard Vipler

Richard Zahnleuter

Associate Members:

Chuck Bassett

MINUTES:

Tuesday, November 17, 2009

CALL TO ORDER:

Rocco Ferraro, Chairman, called the meeting to order at 7:07 PM in Grooms Tavern.

PRESENT:

Chuck Bassett, Raoul Desy, Rocco Ferraro, Michael Montague, Karl Siverling, James Ruhl, Howard Vipler, and Richard Zahnleuter.

ABSENT:

Brian Glick and Dan Mathias

TOWN BOARD LIASON: Sandy Roth

GUESTS: None

ANNOUNCEMENTS:

- Next meeting date: **Tuesday, December 1, 2009** at 7:00 PM at Grooms Tavern
- New Members
- S4956 Senate Bill; www.nysenate.gov
- ECC size
- Rocco Ferraro appointed Chuck Bassett as a voting ECC member

PUBLIC HEARINGS:

None

OLD BUSINESS:

None

NEW BUSINESS:

North Country Commons Beverage Recycling Center – Proposed 3,487 SF retail space for sale of beverage products and exchange counter, 1208 Route 146 – Conceptual site plan review.

The project was presented as follows:

1. Zoned PUD – Planned Unit Development
2. Beverage and Recycling Center
3. This will be on the east side of the Northern Lights building.

Recommendations:

- 1. There shall be no outside storage of recyclable materials.**

A **motion** to adopt these recommendations was made by James Ruhl, seconded by Howard Vipler; all in favor, none opposed.

1 Fairchild Square, (2) Buildings – Proposed 20,000 & 7,000 Sq. Ft. Office/Warehouse building – Conceptual site plan review.

The project was presented as follows:

1. Zoned Light Industrial
2. Last review was for subdivision only. Now in for building/site approval.

Recommendations:

- 1. Construction of a retaining wall on the north side of the 20,000 sq. ft building in order to retain more of the existing sand dune and tree foliage between the building and the existing multi-use public trail.**
- 2. Place appropriate trail markings identifying the multi-use trail which crosses the common access driveway.**

A **motion** to adopt these recommendations was made by Chuck Bassett, seconded by Richard Zahnleuter; all in favor, none opposed.

Lands of Law, Thomas and Cynthia – Proposed (2) lot subdivision, 31 Longkill Road – Conceptual site plan review.

The project was presented as follows:

1. Zoned R-1 Residential
2. Not in an LC Zone
3. Proposed house in new subdivision would require many zoning variances.
4. Proposed house will have Town water with on-site septic.

- 5. Applicant wants ECC's and Planning Board's initial reaction prior to ZBA.

Recommendations:

- 1. Applicant should identify the topographical features of the proposed lot and the abutting properties.
- 2. Applicant should identify the location of any wells serving adjacent properties.
- 3. The ECC recommends the disapproval of the proposed subdivision for the following reasons:
 - a. The size of the lot, plus septic and traffic complications, do not readily allow for construction of a dwelling that does not impact the character of the neighborhood and in particular the adjacent dwellings.
 - b. A precedent may be set for the future subdivision of similarly sized nonconforming lots.

A **motion** to adopt these recommendations was made by Howard Vipler, seconded by James Ruhl; all in favor, none opposed.

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The meeting was adjourned at 8:46 PM.

Respectfully submitted,
Rocco Ferraro, Chairman

cc: Clifton Park Town Clerk
Steve Bulger, Planning Board
Councilman Sanford Roth (E-mail copy)