



Town of Clifton Park

ENVIRONMENTAL CONSERVATION COMMISSION

Protecting today's environment for the next generation...



TOWN SUPERVISOR:

Philip C. Barrett

ECC CHAIR:

Brian Glick

ECC ATTORNEY:

Joel Peller

STORMWATER MANAGEMENT TECHNICIAN:

Scott Reese

TOWN LIAISON:

Sanford Roth

MEMBERS:

Raoul Desy

Brian Glick

Dan Mathias

Karl Siverling

Howard Vipler

Chuck Bassett

Peter Lanahan

Lawrence Kelley

Fred Barthmaier

MINUTES: **Tuesday, May 3, 2016**

CALL TO ORDER: Brian Glick, Chairman, called the meeting to order at 7:00 PM in Conference Room C

PRESENT: Scott Reese, Raoul Desy, Sandy Roth, Brian Glick, Karl Siverling, Howard Vipler, Dan Mathias, Lawrence Kelley, Fred Barthmaier

ABSENT: Chuck Bassett, Peter Lanahan

GUESTS:

ANNOUNCEMENTS:

- Next meeting: **Tuesday, May 24, 2016** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
 - o Scott Reese reviewed the previous Planning Board meeting.
- ZBA – 0 Projects received – 0 to review.

Planning Board

II. Public Hearings

2016-018 Hockford Special Use Permit (SUP)- 2 Family Residence

Applicant requesting approval of SUP per section 208-16D(3)[8] of Town Code for (2) family dwelling in a CR zone, 254 Sugar Hill Rd, Zoned: CR, Status: Preliminary Review

SBL: 282.-1-12 To be reviewed by: none Consultant: EDP Applicant: Hockford

ECC Recommendations on April 5, 2016:

1. The ECC recommends the applicant to clarify the intended use of the project as the applicant has listed in the application that the intended use is for an in-law apartment or a two family dwelling in the Environmental Assessment Form description of action.
2. The placement of a two family home in a CR zone violates the spirit of the western zone code. If the application is for a two family residence, the ECC recommends that the Planning Board deny

this application and require the applicant to provide a plan which adheres to the intent of the CR zone as per section 208-16 A.

Recommendations:

- 1. The placement of a two family home in a CR zone violates the spirit of the western zone code. If the application is for a two family residence, the ECC recommends that the Planning Board deny this application and require the applicant to provide a plan which adheres to the intent of the CR zone as per section 208-16 A.**

A **motion** to adopt this recommendation was made Karl Siverling seconded by Fred Barthmaier; all in favor, none opposed.

III. Old Business

2016-009 Currier (SUP) 2 Family Residence

Applicant requesting approval of SUP per Section 208-16D.(3)[8] of Town Code to allow construction of a (2) family dwelling. Asking for approval for interested buyers of the property. , 1117 Rt 146A, Zoned: CR, Status: Preliminary Review with Possible Determination SBL: 257.-2-33.11 To be reviewed by: N/A Consultant: none Applicant: Currier

ECC Recommendations on April 5, 2016:

1. The ECC is concerned with the known location of the junk yard and alleged industrial dumping areas in close proximity to the proposed project location. The ECC notes that the project may have significant environmental impacts that are not fully disclosed in the Short Environmental Assessment Form and recommends that the Applicant complete the SEQRA long Environmental Assessment Form for Planning Board and ECC review.
2. In filing of this revised plot plan, the ECC requests that the applicant relocate the deed restriction line to follow the wetland buffer to ensure protection of environmental sensitive areas.
3. The ECC recommends that the project not intrude into the wetland buffer zone / LC Zone for the construction of the septic fill system. In the event any work in 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.

Recommendations:

- 1. The placement of a two family home in a CR zone violates the spirit of the western zone code. If the application is for a two family residence, the ECC recommends that the Planning Board deny this application and require the applicant to provide a plan which adheres to the intent of the CR zone as per section 208-16 A.**

A **motion** to adopt this recommendation was made Howard Vipler seconded by Karl Siverling; all in favor, none opposed.

2015-045 VanVeghten - Ushers Road (#380)

Proposed (4) lot subdivision, demolition of existing home and construction of 4 new single family residences with public water and sewer. , 380 Ushers Rd, Zoned: R-1, Status: Revised Preliminary Review with possible Determination SBL: 259.-3-11 To be reviewed by: MJ Engineering Consultant: GVG Applicant: VanVeghten

ECC Recommendations to Planning Board on February 16, 2016:

1. The ECC recommends the applicant demonstrate the limits of grading and clearing for the construction of the driveways, homes and the ability to create the required sight distances.

2. The ECC is concerned of the long term maintenance of the sightlines from the proposed driveways due to the property owner's ability to landscape in the future resulting in the obstruction of the required sight lines.

Recommendations:

1. **The ECC would like to recommend construction of a berm / vegetation buffer to be provided between the driveway for proposed lot 382 and Ushers Road to block headlight glare for on coming traffic on Ushers Road.**

A **motion** to adopt this recommendation was made Larry Kelley seconded by Dan Mathias; all in favor, none opposed.

2016-002 Stevens (Lands of) , Evelyn 2 Lot Subdivision

Applicant is proposing to subdivide and existing 3.04+/- into 2 single family building lots. Lots serviced by public water and private septic systems. To reduce wetland impacts a common ingress/egress and utility easement will be utilized. Vischer Ferry Rd, Zoned: R-1, Status: Preliminary Review with Possible Determination. SBL: 271.-5-21

To be reviewed: MJ Engineering Consultant: GVG Applicant: Marklee

ECC Recommendations to Planning Board on March 15, 2016:

1. The ECC has received comments from a neighbor that the wetland area is prone to flooding and has the potential for the culvert to restrict that runoff. This condition may impact the proper functioning of the septic field. In keeping with the goals and recommendations of the Town Comprehensive Plan, fragmentation of stream and wetland corridors should be minimized to the extent practicable by relocating the shared driveway to the north to minimize the impacts to the existing wetlands.
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. With the close proximity of the NYSDEC wetland buffer zone the ECC recommends that the buffer zone should be delineated by split rail fencing or signage.
4. The applicant shall show the location of the test hole and percolation test locations on the plans.

Recommendations:

1. **With the close proximity of the NYSDEC wetland buffer zone the ECC recommends that the buffer zone should be delineated by split rail fencing or signage.**

A **motion** to adopt this recommendation was made Dan Mathias seconded by Raoul Desy; all in favor, none opposed.

IV. New Business

2016-025 Pierce Road (743) Flex Space

Applicant is proposing construction of an additional building behind existing building as well as a 3,010 sf addition to existing warehouse on the 4.92 acre site. Proposed building will be approx. 6960 sf of office space and 10,176 sf of warehouse space. The new construction will result in 74 additional parking spaces for a total of 114 spaces. Parcel will achieve 40.1% green space. , 743 Pierce Rd, Zoned: L 1, Status: Pierce Road (743) Flex Space SBL: 259.-2-49.2

To be reviewed by: MJ Engineering Consultant: Lansing Applicant: Mazzone

Recommendations:

1. **The ECC notes that sensitive environments exist on properties adjacent to the project site, thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.**
2. **The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of (the LC Zone, State or Federal Wetlands). The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.**
3. **The Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide buffering between the parking area and the federal wetlands (The ECC notes that there may be an unlabeled retaining wall on the plan which could serve this purpose).**
4. **The stormwater system should be sufficient to handle the combined stormwater runoff projected for the final development configuration.**

A **motion** to adopt this recommendation was made Howard Vipler seconded by Fred Barthmaier; all in favor, none opposed.

Discussion Items - None

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The meeting was adjourned at 8:37 PM.



Respectfully submitted,
Brian Glick

- cc: Clifton Park Town Clerk
 Planning Director (E-mail copy)
 Sanford Roth, Town Liaison (E-mail copy)
 Dahn Bull, Director of Communications and Technology (E-mail copy)