



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

Fred Barthmaier

James Ruhl

Keith Martin

Mary Anne Mariotti

FINAL

MINUTES:

Tuesday, May 1st, 2018

CALL TO ORDER:

Brian Glick, called the meeting to order at 7:00 PM in Conf. Room C.

PRESENT:

Dan Mathias, Scott Reese, Raoul, Sandy Roth, Brian Glick, James Ruhl, Keith Martin, Karl Siverling

ABSENT:

Mary Anne Mariotti, Fred Barthmaier, Raoul Desy

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday, May 15th, 2018** 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 – 1 Project received – 0 to review

Zoning Board - None

Planning Board

I. Public Hearings

2018-017 Prestige Motors Subdivision

Applicant proposes a subdivision of 3.76 acres of land for each building to be on its own lot with common access and maintenance for access parking, utilities and stormwater management, 1926/1928 Rt 9, Zoned: L 2, Status: PB Preliminary Review w/ possible determination

SBL: 259.-2-108

To be reviewed by: MJE Consultant: ABD Applicant: Prestige Commerce Center

Recommendations:

1. **The ECC has concerns the applicant has not completed the storm water plan as previously approved. This proposed subdivision has distinct environmental impacts on the Dwaas Kill, being a Class A Trout stream and currently listed on the NYS Registry of Impaired Waterways. This unique classification is due in large part to siltation into the stream.**
2. **The applicant must demonstrate that a phased implementation of the stormwater management plan will meet the needs of the site and not impact the Dwaas Kill. The ECC is concerned that runoff from the existing roof tops are being directed into the Dwaas Kill without any treatment.**
3. **The ECC is concerned that the applicant shall address the surface area coverage per Rocky's comment on the clarification on the site statistics listed on the previously approved plans and the current submitted plans.**
4. **In evaluating this application, the Zoning Board is required to weigh the benefits of the variance against any detriment to the health, safety and welfare of the neighborhood or community by such sanction. Because the storm water management has not been completed, the existing conditions are a potential detriment to the Dwaas Kill and the Town of Clifton Park. Therefore, no other approvals or modifications to this parcel should be considered until the stormwater management plan is fully implemented and construction has been completed on the retention basin.**

A **motion** to adopt these statements was made by Dan Mathias, seconded by Keith Martin; all in favor, none opposed.

II. Old Business –**2017-035 Riggi Miller Road Subdivision**

Applicant proposes the construction of 79 single family residential lots, new roads, and associated water, sewer and stormwater. The proposed lots will include carriage lots (10,000 sq ft min), executive lots (16,000 SF min) and estate lots (20,000 SF min.) Water and Sewer will connect to Clifton Park Water Authority and Saratoga County Sewer District 1. SBL 270.-2.32.112 and 270.-2-38.12 are also included, Miller Rd, Zoned: R-1, Status: PB Preliminary Review of applicants submittal for possible SEQOR determination and to schedule a Public Hearing

SBL: 270.-2-51.2

To be reviewed by: MJE Consultant: Lansing Applicant: V&R, LLC

Recommendations:

1. **Building envelopes on lot 36, 54, & 55 encroaches into the LC Zone. The ECC strongly recommends that Lots 36, 54 & 55 shall be reconfigured so as to avoid encroachment into the NYSDEC Adjacent Area. It appears there is sufficient unconstrained land that would enable these lots to be reconfigured.**

2. **The standard for R-1 Zoning requires a minimum of 20,000 square feet per dwelling. Although on average the lot size per dwelling exceeds this standard many of the lots are 10,000 square foot lots or less. This has impacts in terms of setbacks, traffic, and other factors. This undermines the intent of the R-1 Zone.**
3. **The ECC recommends the applicant install signage along the entire border of the Conservation Areas (to be conveyed to the town) at a minimum of one sign per lot that is adjacent to the Conservation Area. In addition, signage should be installed in other areas of project site where Conservation Area exists adjacent to public property at 100-foot intervals.**
4. **The ECC recommends that all lands not included in the cluster subdivision building lots, be set aside as permanent open space dedicated to the town.**
5. **In view of the size and scope of the proposed project, the ECC recommends that the Planning Board consider issuing a positive declaration under SEQRA and that the Applicant be required to prepare a Draft Environmental Impact Statement.**

A **motion** to adopt these statements was made by Dan Mathias, seconded by Keith Martin; all in favor, none opposed.

III. New Business –

2018-022 Couch 2 Lot Subdivision

*Applicant proposes subdivision of land to an immediate family member with permission to build a single family dwelling, 65 Ray Rd, Zoned: CR, Status: PB Concept Review
SBL: 282.-2-6*

To be reviewed by: MJE Consultant: none Applicant: Michele Couch

Recommendations:

1. **The subdivision of this lot and the site layout is incansistant with the goals and objectives of the master plan that is pertaining to the CR Zone.**
2. **Approval of this project is inconsistent and a violation of the Master Plan and CR Zone requirements in addition the project was not submitted to the ECC for comment prior to ZBA approval. Specifically 208-16 E(2)(a) “Development on less than 10 acres. A parcel consisting of less than 10 acres may be developed at a maximum density of one dwelling unit per 3 acres of unconstrained land. A parcel which is less than 3 acres but larger than 20,000 feet may be developed with one dwelling unit.”**
3. **The ECC notes that the applicant has not submitted any soil data and seasonal high ground water at the location of the proposed septic system to prove that this is a viable buildable lot.**

A **motion** to adopt these statements was made by Jim Ruhl seconded by Keith Martin; all in favor, none opposed.

2018-024 Neet Automotive Addition - Site Plan

Small addition to rear of shop to help with work flow, 12 x 28 as well as a small cold storage addition in the front of the shop for parts storage 16 X 50., 2043 Rt 9, Zoned: L 2, Status: PB Concept Review SBL: 259.-2-14.2

To be reviewed by: MJE Consultant: none Applicant: Tim Neet

Recommendations:

- 1. The Applicant should maintain a minimum 40% greenspace in accordance with L2 zoning, calculated for the entire project.**
- 2. The Applicant must indicate the proposed amount of greenspace for this project.**
- 3. There has been a history of drainage issues with the adjoining properties. The granting of the approval to build outside the building envelope will exacerbate these problems. The ECC recommends the reconfiguration of the structure to avoid additional future problems.**

A **motion** to adopt these statements was made by Keith Martin seconded by Dan Mathias; all in favor, none opposed.

Discussion Items - none

* * * * *

The meeting was adjourned at 8:45 PM.



Respectfully submitted,
Brian Glick

cc: Clifton Park Town Clerk
Planning Director (E-mail copy)
Sanford Roth, Town Liaison (E-mail copy)