



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

James Ruhl

Keith Martin

Mary Anne Mariotti

FINAL

MINUTES: **Wednesday, January 15th, 2019**

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

PRESENT: Scott Reese, Brian Glick, James Ruhl, Keith Martin, Mary Anne Mariotti, Dan Mathias, Karl Siverling

ABSENT: Raoul Desy, Sandy Roth

GUESTS: Dave Alexander, Ralph Reale

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **February 5th, 2019** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 3 Project received – 0 to review
- Saratoga County Planning & Zoning Conference 2019 – February 6, 2019

Zoning Board – None

Planning Board

I. **Public Hearings** -

2018-007 146A Holdings, LLC Residential Subdivision

Applicant proposes the development of 17 single family residential lots and associated water, sewer, and stormwater infrastructure. One curb cut will be constructed out to Route 146A. Water will be provided by an extension of the CPWA main located along the west side of Route 146A. Sanitary Sewer will be provided by either gravity or forcemain connection to the existing gravity

*sewer located in Stratford Drive and /or Marlboro Drive. Route 146A, Rt 146A, Zoned: CR,
Status: Preliminary Review w/ possible final determination SBL: 265.-3-7.11
To be reviewed by: MJE Consultant: Lansing Applicant: 146A Holdings, LLC*

Recommendations:

- 1. In addition, classified streams located in the town of Clifton park have been identified and or mapped by the NYSDEC require a 50 foot adjacent buffer area of each side of the outer bank of the highwater mark (208-69.1.A(2)). This buffer zone shall be clearly marked as well. This area shall be deed restricted.**
- 2. The applicant shall reduce the number of units according to Town Code Section 208-16.E(1). The correct number of allowable units should be 16.**
- 3. The ECC recommends the applicant to install split rail fencing and or signage to identify the land conveyed for open space.**
- 4. The ECC notes that lot 8 does contain existing ACOE wetlands and these should be noted on the deed. The building envelope should exclude the existing ACOE wetlands on the lot.**

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

II. Old Business – None

III. New Business –

2019-001 Paulsen Development Office Building - Site Plan

Applicant proposes construction of a 2 story, 40,000 sf medical office building at 1785 Route 9. The total project area is 4.48 acres with road frontage on Route 9 and site access on a private roadway adjacent to the parcel. The proposed site includes parking for approximately 220 vehicles, a patient drop off area and on-site stormwater management, 1785 Route 9, Zoned: B-3, Status: PB Concept Review SBL: 266.3-2-18

To be reviewed by: MJE Consultant: EDP Applicant: Paulsen Development of Albany, LLC

Recommendations:

- 1. The ECC is concerned with the proposed projects parking and stormwater management areas in relation to the steep ravine.**
- 2. The ECC is very concerned with the proposed construction of the steep ravine, future plans shall demonstrate on the protection, stabilization, and erosion prevention of any work on the steep slopes.**

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

Discussion Items –

Ralph Reale discussed his concerns with the Abele Subdivision. Mr. Reale inquired on the approval of the subdivision and if the project was submitted to Saratoga County Planning Department for comment. Mr. Reale is concerned of the proposed roadway and the 100-foot buffer requirements (See Town Code section 208-38(h)). When the project is back in front of the ECC, Brian Glick will contact Mr. Reale.

ECC discussed 1 Emma Lane PDD Amendment & Edison Club PDD Amendment and produced comments to forward to the Town Board.

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The meeting was adjourned at 9:25 PM.



Respectfully submitted,
Brian Glick

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