



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

Dave Alexander

## FINAL

MINUTES:

**Tuesday, May 21<sup>st</sup>, 2019**

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, Karl Siverling, Dave Alexander, Keith Martin, Raoul Desy, Sandy Roth, Mary Anne Mariotti  
James Ruhl is present at the Zoning Board Meeting.

ABSENT:

Brian Glick

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be Tuesday, **June 4<sup>th</sup>, 2019** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 1 Project received – 0 to review

**Zoning Board** – None

**Planning Board**

I. Public Hearings - None

II. Old Business

**2018-052 Wall Street Office Building**

*Applicant proposes construction of a 11,790 +/- square foot 2 story commercial office building which will be an ancillary building to the 39-unit apartment building fronting Clifton Park Center Road as the management office for the apartment building will be located in the office building. Provisions for storm water will be made on site. Connections to municipal water and sewer will be made, Clifton Park Center Rd, Zoned: TC2, Status: PB Preliminary Review w/ Possible Determination SBL: 271.-3-76.1*

To be reviewed by: MJE Consultant: ABD Applicant: 451 CPC Rd., LLC

**Recommendations:**

1. While there is an existing sidewalk along the project frontage, the town requires concrete surfaces. There may be a need to upgrade the existing asphalt to concrete to conform with the perimeter street requirements from the edge of pavement of 9 feet. This would also provide opportunity to provide street trees between the pavement edge and sidewalk.
2. The ECC strongly recommends that the 6' asphalt path be widened to 8' to conform to Town Code.
3. The Guideline for Green Space in the TC2 goal is 15% minimum. The applicant shall explain how they are achieving this green space goal.

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

### III. New Business

#### **2019-024 Neet Automotive Site Plan**

*Applicant proposes construction of a 12,500 SF building for use as a body shop to replace the shop that burned down. New footprint has additional SF, 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 ECC requests the applicant to supply a detail operation report on the planned activities the business will have. The ECC is concerned with the location of floor drains and where it will drain to. What type of materials will be stored inside and outside the proposed structure should be listed in the operations report.
2. The Applicant should indicate all other environmental permits / registrations that may be required for the activities that are proposed under the planned use of the site.
3. The Applicant *shall* comply with the Town's Hazardous Materials Policy, which can be obtained from the Town of Clifton Park Stormwater Management Officer.
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. If hazardous materials will be stored on this site, the Applicant must submit a plan for approval addressing handling and storage and spill response to the Town of Clifton Park Stormwater Management Officer before such materials are stored.
6. The floor drain should not connect to the sanitary septic system.
7. The applicant shall describe the holding tanks purpose on the plan.

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

#### **2019-027 Environmental Design Partnership Office Park**

*Applicant is proposing to construct three (4,800 SF) mixed use office buildings totaling 14,400 SF. The buildings and parking will be placed to the rear of the property. The proposed buildings*

*will be connected to municipal sewer and water supplies. Stormwater will be managed on site, 900 Rt 146, Zoned: B-1, Status: PB Concept Review*

SBL: 271.-2-22.2

To be reviewed by: MJE Consultant: EDP Applicant: Travis Mitchell

**Recommendations:**

1. **The ECC recommends that this project be carried out in keeping with the goals of tree preservation as stated in the Town Comprehensive Plan, to the greatest extent practicable.**
2. **The ECC notes that there is no dumpster area shown on the plan. If the applicant decides to implement such a facility Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a stormwater catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**
3. **The applicant shall label all existing access easements on this property.**

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

**2019-012 Sitterly Road Exit 9 Self Storage**

*Applicant proposes to build a climate controlled self-storage facility on the 1.44 acre parcel located at the northwest corner of Sitterly Road and Crossing Blvd. The parcel is currently zoned B-4 Highway Business and the proposed use has been approved pursuant to a Use Variance issued by The ZBA. The parcel is included in a zoning amendment under consideration by the Town for adoption in 2019 that would add into the Town Center District subject to the Form-Based Code as outlined in Article iiiA of the Town Code. The parcel would be zoned TC-5 and the proposed use would be an allowed use, 101 Sitterly Rd, Zoned: B-4, Status: PB Concept Review*

SBL: 272.-1-17

To be reviewed by: MJE Consultant: Lansing Applicant: Exit 9 Self Storage, Inc.

**Recommendations:**

1. **The ECC notes that the proposed project is adjacent to (and possibly within) the expanded Clifton Park Town Center Study Area. Consequently, the ECC urges the applicant to plant landscaping that will provide year-round screening along Sitterly Road, especially by the intersection of the Crossing Boulevard.**
2. **The ECC notes that there is no dumpster area shown on the plan. If the applicant decides to implement such a facility Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow**
3. **Given the anticipated change to a TC5 the ECC recommends that the design incorporate elements of 208-22, regulating plan concepts 8G(1) as stated in the Code the design should incorporate the highest level of facade transparency.**

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

Discussion Items – ECC requested the date of the 2019 HHWD. None is set at this time.

\* \* \* \* \*

The meeting was adjourned at 8:50 PM.



Respectfully submitted,  
Brian Glick

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