

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  
Karl Siverling  
Howard Vipler  
Richard Zahnleuter

Associate Members:  
Chuck Bassett

MINUTES: **Tuesday, January 5, 2010**

CALL TO ORDER: Rocco Ferraro, Chairman, called the meeting to order at 7:06 PM in Grooms Tavern.

PRESENT: Chuck Bassett, Raoul Desy, Rocco Ferraro, Brian Glick, Dan Mathias, Michael Montague, Karl Siverling, and Richard Zahnleuter.

ABSENT: Howard Vipler

TOWN BOARD LIASON: Sandy Roth

GUESTS: None

**ANNOUNCEMENTS:**

- Next meeting date: **Tuesday, January 19, 2009** at 7:00 PM at Grooms Tavern
- Public Hearing on Commission size going from nine to seven
- 1<sup>st</sup> Annual Pharmaceutical Collection Day April 17, 2010
- Rocco Ferraro designated Chuck Bassett as a voting ECC member
- Review of standard statements

**PUBLIC HEARINGS:**

**Hoffman Subdivision** – Proposed (2) lot subdivision , Meyer Road – Continuation of a public hearing on 12/8/09 and possible determination.

The project was presented as follows:

1. Zoned B-3 Neighborhood Business
2. This is not in an LC Zone
3. This is subdivision only, no particular use in planned at this time.
4. When last reviewed on 10/20/09, ECC had no comments

**Recommendations:**

1. **ECC has no comments**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Lands of de-Aprix** - Proposed (2) lot subdivision , 940 Main Street, -Conceptual subdivision review.

The project was presented as follows:

1. Zoned R-1 Residential
2. This is not in an LC Zone

**Recommendations:**

1. **ECC has no comments**

**Dunkin' Donuts – North Country Commons** – Proposed 2400 SF fast food restaurant with drive through, 1208 Route 146,- Conceptual site plan review.

The project was presented as follows:

1. Zoned Planned Unit Development
2. This is not in an LC Zone
3. Storm water discharges directly into Dwaas Kill

**Recommendations:**

1. **Since the site discharges stormwater directly to the Dwaas Kill, the Storm Water Pollution Prevention Plan should be submitted for the entire site and approved by Steve Myers prior to any Planning Board approval. The stormwater system should be sufficient to handle the combined stormwater runoff projected for the entire site, including the proposed Dunkin Donuts location.**

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

**Greek Revival Building** - Proposed construction of a Greek Revival Style Building , 37 Old Route 146, - Conceptual site plan review.

The project was presented as follows:

- 1. Previously the Rosecranz house that was demolished.
- 2. Submittal is for new, similar looking house

**Recommendations:**

- 1. **The Applicant should maintain a minimum 35% greenspace in accordance with Section 208-50.3, calculated for the entire project.**
- 2. **The Applicant must indicate the proposed amount of greenspace for this project.**
- 3. **Construction should not result in a net loss of greenspace on this parcel. The Applicant should indicate the change, if any, in percentage of greenspace as a result of the proposed construction.**
- 4. **Since a site plan was not submitted as part of the application, the ECC was unable to evaluate all the potential environmental impacts of the proposed project.**

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

**Park Dental Care** – Proposed construction of a dental office, 923 Route 146, Conceptual site plan review.

The project was presented as follows:

- 1. Zoned B-1 Business Non-Retail
- 2. Not in a LC zone, or near a regulated stream
- 3. Has history of landfill dumping

**Recommendations:**

- 1. **The Applicant should correct their SEQRA EAF to indicate that solid waste and potentially petroleum products may have been dumped on the site.**
- 2. **A Phase I and II Environmental Site Assessment and testing should be conducted on the site to ascertain the nature and extent of the dumping prior to any approvals.**
- 3. **A field survey should be conducted by a qualified professional to identify the location of the Land Conservation Zone along the two streams and ACOE wetlands that appear to extend onto the project site. The limits of the LC Zone and Federal Jurisdictional Wetlands should be identified on the plot plan.**
- 4. **Relocate the new structure to be parallel to Route 146, to the east of the existing building, with parking in the rear. Thus, the stormwater management area can be moved further away from the existing stream.**
- 5. **The proposed improvements on the site should take into account the environmentally sensitive characteristics and unique features associated with the Dwaas Kill.**

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

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The meeting was adjourned at 9:30 PM.

Respectfully submitted,  
Rocco Ferraro, Chairman

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