



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, December 1, 2015**

CALL TO ORDER: Brian Glick, Chairman, called the meeting to order at 7:00 PM in Town Hall

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

ABSENT: Peter Lanahan, Howard Vipler

GUESTS: Shenandowa National Issues Students

**ANNOUNCEMENTS:**

- Next meeting: **Tuesday, January 5, 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 – 2 projects received – 1 to review see New Business

**Public Hearings** -

**2010-038 Windhover Farms**

*Proposed (25) lot subdivision with additional emergency access. Revised from 2008-014 Windhover Farms. Also formerly Curnyn Meadows subdivision (2002-073) as well as Windhover Park SUP. , Grooms Road, Zoned: CR, Status: PB Preliminary Subdivision Review with Poss. Determination*

SBL: 276.-1-9

To be reviewed by: MJE Consultant: Infinigy Applicant: Dailey

The plan was presented as follows:

When previously reviewed on 4/01/2014, the ECC stated the following:

1. The ECC requests that the applicant clarify the designation of ACOE and DEC wetlands. The DEC Wetland is also labelled ACOE.
2. ECC notes, per Town Code, the Applicant must provide proof of preservation in perpetuity of permanent open space.
3. In order to establish the permanent open space the Applicant must develop an existing resources and site analysis plan of the natural, cultural, and scenic feature of the proposed project

When previously reviewed on 6/17/2014, the ECC stated the following:

1. The ECC recommends if the County requires an access road for the sewer line maintenance that it would be minimally invasive to the wetlands.
2. ECC notes, per Town Code, the Applicant must provide proof of preservation in perpetuity of permanent open space.

ECC Recommendations on July 7, 2015:

1. The ECC recommends if the County requires an access road for the sewer line maintenance that it would be minimally invasive to the wetlands.
2. ECC notes, per Town Code, the Applicant must provide proof of preservation in perpetuity of permanent open space prior to approval.

ECC Recommendations on 8/4/15:

1. The ECC recommends appropriate easement or transfer designation for the access road now provided to the micro detention pool.
2. The applicant should satisfy the request from the Army Corp of Engineers for additional information per their request in a letter dated July 22, 2015 sent to the applicant and copied to the Town of Clifton Park.

**Recommendations:**

- 1. The applicant should satisfy the request from the Army Corp of Engineers for additional information per their request in a letter dated July 22, 2015 sent to the applicant and copied to the Town of Clifton Park.**
- 2. The ECC has concerns that there were no Erosion and Sediment Control Plans to review.**

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

**2015-020 Great Discovery Childcare, The**

*Proposed (1) story 4800 SF childcare center with 3,000 SF playground area. , Arnold Dr, Zoned: B-1, Status: PB Preliminary Public Hearing – Poss. Site Plan Determination SBL: 271.-1-2.111 To be reviewed by: MJE Consultant: ABD Applicant: Zaccaria*

ECC Recommendations on August 4, 2015:

1. ECC has no comments at this time.

ECC Recommendations on 10/6/15:

1. The ECC recommends a vegetation buffer on the north and east side of the parcel.

**Recommendations:**

**1. The ECC recommends a vegetation buffer on the north and east side of the parcel.**

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

**2012-030 Crescent Woods**

*Proposed 61 lot cluster subdivision, 1567 Crescent Rd, Zoned: R-1, Status: PB Resubmitted Preliminary Subdivision Review with Poss. Determination*

SBL: 283.-2-8

To be reviewed by: MJE Consultant: Infinigy Applicant: Scott

ECC Recommendations on 5/06/14

1. The ECC is concerned about drainage to the rear of Lots 51-61. The applicant should consider installation of a perforated pipe (e.g. French Drain) to ensure that water is not prohibited from draining to the wetland area.
2. The ECC is concerned that on several lots (e.g., Lot 44, Lot 61 and others) the building envelope encroaches into the wetland buffer area. This will be problematic during construction and future occupation of the homes.
3. Due to the numerous technical comments by the Town's Engineering Consultant, the ECC recommends no action be taken until these comments are resolved.

ECC Recommendations on December 2, 2014:

1. The ECC is concerned about drainage to the rear of previously listed Lots 51-61. The applicant should consider installation of a perforated pipe (e.g. French Drain) to ensure that water is not prohibited from draining to the wetland area.
2. The ECC would like to review the technical comments by the Town's Engineering Consultant, prior to making any further environmental comments.
3. The stormwater system should be sufficient to handle the combined stormwater runoff projected for the final development configuration.
4. 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.
5. The ECC is concerned with the general statement that the design intent is to keep the 100 year storm event on each lot, when the plans show the grading from the rear portions of the lots drain off the site or into the wetlands.
6. The ECC is concerned with the practice of permeable driveways and the required

maintenance in order for them to function as designed for the life of the project.

7. The ECC is concerned of the traffic that will be generated from this project and its impact on Crescent Road and surrounding areas.
8. The ECC requests that the Applicant verify that this project is not over an aquifer recharge area.

ECC Recommendations on 8/4/15:

1. The ECC would like to request that the Town Engineer review the comments offered on December 2, 2014 to determine if the applicant has adequately satisfied the comments previously expressed.
2. The ECC requests the permeable driveways be eliminated from the subdivision design and stormwater calculations be adjusted accordingly.

**Recommendations:**

1. **The jurisdiction of the wetlands shall be indicated on the plans for clarification. (ie ACOE or NYSDEC).**
2. **If they are NYSDEC wetlands it seems that the 100 foot wetland buffers should be shown on the plans and adjustments shall be made.**

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

**2015-054 Hubbs Road 2 Family Residence**

*Proposed 2 family dwelling per section 208-16D.(3)(a)[8] and section 208-79. , 143 Hubbs Rd, Zoned: CR, Status: PB Preliminary SUP and Site Plan Review with Possible Determination SBL: 258.-1-38.14*

Consultant: GVG Applicant: Guariglia

Project Information:

1. Proposed duplex on 1.43 acre parcel – has ACOE wetlands in front and rear portion of property. Has letter from NYSDEC that there are no DEC regulated wetlands on the site.
2. The project is proposing a drilled well and on-site septic area.

ECC Recommendations on 11/4/15:

1. The ECC requests the applicant to locate the existing wells and septic field on the adjacent lots to verify the required separations are met.
2. The ECC is concerned with the proximity of the septic field to the wetlands to the north of the property. The ECC is concerned with the possible high water table and the separation requires the need to be made to install the conventional septic field.
3. Since the property is being proposed as a two family who is going to be responsible for the maintenance of the on-site well and septic system?

**Recommendations:**

- 1. The ECC recommends that a split rail fence to be installed to delineate the wetland boundaries,**

A **motion** to adopt this recommendation was made Dan Mathias seconded by Karl Siverling; six in favor, one opposed.

**Planning Board**

**Old Business**

**2015-045 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 Conceptual Subdivision Review*

SBL: 259.-3-11

To be reviewed by: MJE Consultant: GVG Applicant: Van Veghten

ECC Recommendations on 9/15/15:

1. The ECC would like to see the proposed grading to verify that onsite drainage will not impact adjacent properties or the county road.

**Recommendations:**

- 1. The ECC would like to see the proposed grading to verify that onsite drainage will not impact adjacent properties or the County road.**
- 2. In keeping with the rural nature of the project area and the recommendations of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical, and use landscaping and grading to provide visual and auditory buffering between the project and the existing homes.**

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

**New Business**

**2015-060 Goudard SUP**

*Applicant requests approval of a SUP for a 2 family residence per section 208-10B.(9)(a)[7] in a R-1 zone. , 476 Moe Rd, Zoned: R-1, Status: Conceptual Review*

SBL: 271.-4-28.1

Consultant: GVG Applicant: Goudard

Project Information:

1. Proposed 2 family semi-detached residential dwelling on a 1 acre sized parcel.

**Recommendations:**

1. **The ECC has no comment at this time.**

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

**Discussion Items** - None

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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)  
Dahn Bull, Director of Communications and Technology (E-mail copy)