



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, June 21, 2016**

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, Brian Glick, Lawrence Kelley, Raoul Desy, Howard Vipler, Chuck Bassett

ABSENT:

Sandy Roth, Karl Siverling, Fred Barthmaier, Peter Lanahan

GUESTS:

**ANNOUNCEMENTS:**

- Next meeting: This meeting will cover projects scheduled for June 28<sup>th</sup> and July 12<sup>th</sup> Planning Board Meetings. The next ECC meeting will be **Tuesday, August 2, 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 – 0 Projects received – 0 to review.
- **This first stage of the meeting will cover the items on the June 28<sup>th</sup> Planning Board Agenda**

**Zoning Projects for Environmental Review:** - None

**Planning Board**

**II. Public Hearings**

**2016-022 Fairchild II Subdivision of Lots 1,4,8,10,12**

*Subdivision of 1 and 4 Fairchild to create a separate lot for 4 Fairchild on which the Helping Hands building is located. Subdivision of 8 and 10 Fairchild out of 1 and 4 Fairchild so they are on a separate lot. 12 Fairchild will be reduced in size to accommodate the subdivisions created for 4,8 and 10. , 10-16 Fairchild Square, Zoned: L 1, Status: Preliminary Review with Possible Determination SBL: 259.0-2-84.1*

To be reviewed by: MJ Engineering Consultant: ABD Applicant: Fairchild Square LLC

ECC Recommendations on April 12, 2016:

1. If the area is going to be subdivided into multiple lots and under different ownership, what entity will be responsible for the stormwater management and storm conveyances? The applicant shall demonstrate on how maintenance of common access will take place.
2. Although the notes on the plans indicate that no access to Mapleline Road is allowed, a proposed lot line for numbers 4, 8 and 10 Fairchild Square that fronts Mapleline Road implies that access is available. In the event that these lots are sold to a third party there would be an interest in using these access points for driveway unless deed restricted.
3. The applicant should demonstrate that the green space requirements are met for each lot as proposed.

**Recommendations:**

- 1. If the area is going to be subdivided into multiple lots and under different ownership, what entity will be responsible for the stormwater management and storm conveyances? The applicant shall demonstrate on how maintenance of common access will take place.**

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

III. Old Business

**2016-029 Prestige Motor Car Amendment - Site Plan**

*Applicant requests to modify the original site plan (project 2013-014). The approved north building had a 4000 sf rear addition which will be modified to be 7120 sf, an increase of 3120 sf, 1926/1928 Rt 9; Zoned: L 2, Status: Preliminary Review SBL: 259.-2-108*

To be reviewed by: MJ Engineering Consultant: ABD Applicant: Verillo

ECC Recommendations to Planning Board on May 24, 2016:

1. The applicant shall produce an existing conditions survey map of the current stormwater management areas, all gravel / impervious surfaces, and location of underground rooftop drainage piping.
2. The NYS Stormwater Management Design Manual required elements for pond buffers shall be provided that extends 25 feet outward from the maximum water surface elevation of the pond. The pond buffer shall be contiguous with other buffer areas that are required by existing regulations (e.g., stream buffers). An additional setback may be provided to permanent structures.
3. The ECC is concerned with the additional grading required in the LC Zone for the proposed construction. The ECC recommends that the applicant demonstrate that the land within the LC zone will not be altered for any purpose, during the construction of the proposed additions, per Town Code 208-69.2.

**Recommendations:**

1. **The proposed addition to the south leaves no space for maintenance or fire protection without intrusion into the LC Zone and / or ACOE wetland. The building should be relocated and or reduced to limit the disturbance to the LC Zone and ACOE wetlands.**
2. **The construction of the proposed addition to the south appears to impact the ACOE wetland. If the project is approved as designed, the applicant shall obtain appropriate permits from the regulatory agencies.**
3. **The fire protection district should be consulted to ensure that they are comfortable in being able to meet fire protection needs and limit the intrusion into the ACOE wetlands during an emergency.**

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

**2016-024 (9) Clifton Country Rd Expansion - Site Plan**

*Applicant requests to expand the parking area to he north side of the building, adding pavement and striping to better define the drive thru. Work proposed to meet tenant demand for parking,*

*9 Clifton Country Rd; Zoned: TC6, Status: Revised*

*Preliminary*

*SBL: 272.-1-33.2*

To be reviewed by: MJ Engineering Consultant: ABD Applicant: Miller

ECC Recommendations to Planning Board on May 24, 2016:

1. The ECC has no comments at this time.

**Recommendations:**

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

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

IV. New Business - None

**Discussion Items** –

**2016-026 Verizon Wireless Cell Tower - Special Use Permit (SUP)**

*Applicant Proposes to construct and operate a 100' ( 104' with 4' lightning rod) telecommunications facility and associated improvements and equipment. Will require a SUP and Use Variance, 329 Moe Rd; Zoned: R-1, Status: Concept Review*

*SBL: 277.-3-11.11*

To be reviewed by: Bill Johnson Consultant: Tectonic Engineering Applicant: Cellco (Verizon Wireless)

\* \* \* \* \*

**This second stage of the meeting will cover the items on the July 12<sup>th</sup> Planning Board Agenda**

**Zoning Projects for Environmental Review:** - None

**Planning Board**

**II. Public Hearings** - None

**III. Old Business**

**2016-018 Hockford Special Use Permit (SUP) 2 Family Residence**

*Requesting approval of SUP for 2 family dwelling in a CR zone per section 208-16D(3)[8], 254 Sugar Hill Rd, Zoned: CR, Status: Preliminary Review with Possible Determination SBL: 282.-1-12*

To be reviewed by: MJ Engineering Consultant: Bergeran Applicant: Hockford

ECC Recommendations to Planning Board on June 7, 2016:

1. The ECC notes and is concerned that the applicant has begun site preparations prior to planning board approval.
2. The placement of a two family home in a CR zone violates the spirit of the western zone code. If the application is for a two family residence, the ECC recommends that the Planning Board deny this application and require the applicant to provide a plan which adheres to the intent of the CR zone as per section 208-16 A.

**Recommendations:**

1. **The placement of a two family home in a CR zone violates the spirit of the western zone code. If the application is for a two family residence, the ECC recommends that the Planning Board deny this application and require the applicant to provide a plan which adheres to the intent of the CR zone as per section 208-16 A.**

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

**2016-025 Mazzone - Pierce Road (743) Flex Space - Site Plan**

*Applicant is proposing construction of an additional building behind existing building as well as a 3,010 sf addition to existing warehouse on the 4.92 acre site. Proposed building will be approx. 6960 sf of office space and 10,176 sf of warehouse space. The new construction will result in 74 additional parking spaces for a total of 114 spaces. Parcel will acheive 40.1% green space, 743 Pierce Rd, Zoned: L 1, Status: Preliminary Review SBL: 259.-2-49.2 To be reviewed by: MJ Eng Consultant: Lansing Applicant: Mazzone*

ECC Recommendations to Planning Board on May 3, 2016:

1. The ECC notes that sensitive environments exist on properties adjacent to the project site, thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.
2. The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of (the LC Zone, State or Federal Wetlands). The ECC recommends that the

Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.

- 3. The Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide buffering between the parking area and the federal wetlands (The ECC notes that there may be an unlabeled retaining wall on the plan which could serve this purpose).
- 4. The stormwater system should be sufficient to handle the combined stormwater runoff projected for the final development configuration.

**Recommendations:**

- 1. **ECC has no further comments.**

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

**2016-005 RT 9 and Fire Rd Office Building - Site Plan**

*Applicant proposes to construct a 57,000 sf four story office building on a 5.50 acre parcel with 200 +/- parking spaces. The project includes access drives on Fire Road, Northside Drive and Route 9. Parcels Id's also include 272.9-1-21.1; 272.10-2-18 and 272.10-2-20, 32 Old Rt 146, Zoned: B-4, Status: Preliminary Review*

SBL: 272.9-1-10

To be reviewed by: MJ Engineering Consultant: EDP Applicant: Abele

ECC Recommendations to Planning Board on April 19, 2016:

- 1. The ECC has no comments at this time.

**Recommendations:**

- 1. **The ECC recommends that the applicant show additional plantings in the green-space located at the corner of Fire Road and NYS Route 9.**

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

**IV. New Business –**

**2016-036 Maxwell Drive/Shoppers World Subdivision**

*Applicant proposes a subdivision of the Bank at the corner of Maxwell Drive and the park from the Shoppers World site. Total acres to be subdivided is 14.53 acres. The property is currently in the TC-4 and the TC-5 zone, 15-25 Park Ave, Zoned: TC4, Status: Conceptual Review*

SBL: 271.-3-82

To be reviewed by: MJ Engineering Consultant: ABD Applicant: Windsor Development

**Recommendations:**

- 1. **The ECC has no comments at this time.**

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

**2016-035 Hoffman Office Building - Site Plan**

*Applicant proposes to construct a 45,000 SF two story office building on a 4.35 acre parcel with 210 +/- parking spaces. The project included access to Route 9 and on-site stormwater management, 1766 Rt 9, Zoned: B-4A, Status: Conceptual Review*

SBL: 272.1-1-1

To be reviewed by: MJ Engineering  
Hoffman

Consultant: EDP

Applicant:

**Recommendations:**

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

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

**Discussion Items** – None

The meeting was adjourned at 8:35 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)