

TOWN SUPERVISOR:

Philip C. Barrett

ECC CHAIR:

Brian Glick

ECC ATTORNEY:

Joel Peller

ENVIRONMENTAL SPECIALIST:

Michael Montague

TOWN LIAISON:

Sanford Roth

MEMBERS:

Raoul Desy

Brian Glick

Victoria Lane

Dan Mathias

Karl Siverling

Howard Vipler

Richard Zahnleuter

Associate Members:

Chuck Bassett

MINUTES:

**Tuesday, February 21, 2012**

CALL TO ORDER:

Brian Glick, Chairman, called the meeting to order at 7:05 PM in Grooms Tavern.

PRESENT:

Raoul Desy, Brian Glick, Victoria Lane, Dan Mathias, Michael Montague, Sandy Roth, and Howard Vipler

ABSENT:

Chuck Bassett, Karl Siverling, and Rick Zahnleuter

GUESTS:

None

**ANNOUNCEMENTS:**

- Next meeting date: **Tuesday, March 6, 2011** at 7:00 PM at Grooms Tavern
- Recap of Planning Board
- Community News

**PUBLIC HEARINGS:**

None

**OLD BUSINESS**

[2011-033] **Medical Office Complex** Proposed construction of 42,000 SF medical offices in (4) building, 715 Pierce Rd, Zoned: L 1, Preliminary site plan review with possible determination Determination SBL: 265.-1-12.1 To be reviewed by: MJE Consultant: EDP

The plan was presented as follows:

- a. The limits of Dwaas Kill 100 foot buffer zone shall be identified on the site plan
- b. The Applicant should develop and submit a maintenance plan for the porous pavement for Planning Board review and approval
- c. 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 approval of these plans by the Town Engineer.
- d. The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands. The Applicant must avoid intrusion into ACOE Wetlands or apply for a Federal Wetlands Permit for disturbances of more than 1/3 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.

**Recommendations:**

- 1. Due to the location of the several of the dumpsters being close to stormwater management areas, the ECC would like the dumpsters to be relocated to a less sensitive area or have the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpsters. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**
- 2. The limits of Dwaas Kill 100 foot buffer zone shall be identified on all site plans (currently labeled on SWPPP Erosion Control Plan only).**
- 3. Wetlands in the northeast corner of the site plan needs to be clearly identified as ACOE or DEC jurisdictional wetlands. As currently shown there is no distinction between ACOE and DEC jurisdiction.**
- 4. 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 approval of these plans by the Town Engineer.**
- 5. The ECC notes that the project may result in intrusion into Federal Jurisdictional Wetlands. The Applicant must avoid intrusion into ACOE Wetlands or apply for a Federal Wetlands Permit for disturbances of more than 1/3 acre in total for the project. The Town of Clifton Park should be provided with copies of all related correspondence.**

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

[2012-001] **Fairchild Sq. Amendment** - Proposed amendment to 2010-020 consisting of an addition to Building 1 and (1) 7,000 SF building on Lot C , 1 Fairchild Square, Zoned: L 1, Preliminary site plan review with possible determination, SBL: 259.-2-83.11

The plan was presented as follows:

1. Planned is amended to eliminate a free standing 40,000 sq. ft. building, but include a new building addition of 32,955 sq. ft. plus an additional 7,000 sq. ft. free standing building
2. A new storm water design is attached
3. When last reviewed, ECC stated:
  - a. The Applicant provide a site plan that indicates, through shading, the proposed greenspace
  - b. In light of the proposed change to the project, the applicant should provide additional auditory and visual screening between the project and adjacent roadways and other properties.
  - c. The ECC recommends that the applicant submit a lighting plan to incorporate lighting that is directional and limited.
4. The size of the addition has increased

**Recommendation:**

1. **The Applicant provide a site plan that indicates, through shading, the proposed greenspace**

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

**NEW BUSINESS:**

[2012-004] **Bonneau Road (Belmonte)** – Proposed (2) lot subdivision of a parcel previously approved as part of 2009-002 , Bonneau Rd, Zoned: R-1, PB Concept Review SBL: 283.-1-29.1

The plan was presented as follows:

1. At the corner of Sugar Hill Road and Riverview Road
2. For a future single family house

**Recommendation:**

1. **Due to the fact that access to the proposed subdivided lot, and access to the proposed utilities, can only occur through ACOE wetlands, NYSDEC wetlands, and/or the 100' foot buffer, the ECC does not recommend subdividing this lot to another single family residential lot.**
2. **In any event, it appears the Latham Water District access road, the Applicant intends to use to provide access to the proposed lot, crosses NYSDEC wetlands. The Applicant should provide additional information regarding existing Latham Water District access road conditions, any planned improvements by the Applicant, and potential impact to the wetland.**

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

**[2012-007] World Class Gymnastics** - Proposed use of space at Clifton Park Center Mall for gymnastics training, classes, competitions, private parties and retail sale of related items, 22 Clifton Country Road, Zoned: B-4, PB Concept Review, SBL: 272.-1-.1.112

The plan was presented as follows:

1. Use existing space within Clifton Park Center

**Recommendation:**

1. **ECC has no comment**

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

\* \* \* \* \*

The meeting was adjourned at 8:13 PM.



Respectfully submitted,  
Brian Glick, Chairman

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