



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, April 16th, 2019

CALL TO ORDER:

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

PRESENT:

Scott Reese, Brian Glick, James Ruhl, Dan Mathias, Karl Siverling, Dave Alexander, Raoul Desy, Sandy Roth

ABSENT:

Keith Martin, Mary Anne Mariotti

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **May 7th, 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** -

2019-016 & 017 267 Sugar Hill Solar Array Site Plan & SUP

Applicant proposes construction of a 6.9 MW ground mounted solar energy generating facility. The facility will cover approximately 21.5 acres, be surrounded by a 7' fence and an associated road will cover an additional .9 acres. The property currently contains a closed apple orchard. Project also includes 276.-2-26.12, 267 Sugar Hill Rd, Zoned: CR, Status: PB Prelim Review - Poss. Determination

SBL: 276.-2-22.1

To be reviewed by: MJE Consultant: Borrego Solar Applicant: Jeanne Lindsey

ECC Recommendations on March 19th, 2019:

1. ECC recommends that the applicant supply a Conservation Design Layout as required in the Town Code 208-16E(13). The applicant should develop “an existing resources and site analysis plan of the natural, cultural, and scenic features.”

2. The project is in the vicinity of the Vischer Ferry Bird Conservation Area. The applicant should consult a wildlife biologist and report to the Planning Board on the potential impact of this solar farm on any migratory birds.

Recommendations:

1. **ECC recommends that the applicant supply a Conservation Design Layout as required in the Town Code 208-16E(13). The applicant should develop “an existing resources and site analysis plan of the natural, cultural, and scenic features.” For example, a significant portion of the towns water supply is sourced from wells that are under the influence of surface water. Given the use of heavy metals in these solar panel arrays and the potential for degradation during the useful life of this equipment, the ground waters aquifers and/or recharge areas should be mapped for the planning board review.**
2. **The ECC has concerns with the use of pesticides and herbicides and their impacts to surface and ground water.**
3. **The ECC recommends that the Planning Board require the Applicant to conduct soil testing for pesticides because the property was a former orchard, and the intended use is may result in exposure of occupants or visitors to chemicals associated with potential health risks.**

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

II. Old Business -

2019-010 Aqueduct Animal Hospital (2) - Site Plan

The existing medical facility will remain and the interior will be modified for an animal hospital. The facility will utilize the existing 84 parking spaces for the change in use. Access to the site will remain at the existing site entrance along Riverview Road. The building will utilize the existing water and sanitary sewer services from CPWA and Old Knott Farm Sewer District, 896 Riverview Rd, Zoned: HM, Status: PB Prelim Review - Poss. Determination SBL: 269.19-1-44.1 To be reviewed by: MJE Consultant: Lansing Applicant: Matthew Pike

ECC Recommendations on March 5th, 2019:

1. ECC recommends applicant provide clarification to their noise abatement procedures concerning the proposed outdoor animal play areas.
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 roadway.

Recommendations:

1. **The ECC has no comments.**

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

2019-001 Paulsen Development Office Building - Site Plan

Applicant proposes construction of a 2 story, 40,000 sf medical office building at 1785 Route 9. The total project area is 4.48 acres with road frontage on Route 9 and site access on a private roadway adjacent to the parcel. The proposed site includes parking for approximately 220 vehicles, a patient drop off area and on-site stormwater management, 1785 Rt 9, Zoned: B-3, Status: PB Prelim Review - Poss. Determination SBL: 266.3-2-18

To be reviewed by: MJE Consultant: EDP Applicant: Paulsen Development

ECC Recommendations on January 15th, 2019:

1. The ECC is concerned with the proposed projects parking and stormwater management areas in relation to the steep ravine.
2. The ECC is very concerned with the proposed construction of the steep ravine, future plans shall demonstrate on the protection, stabilization, and erosion prevention of any work on the steep slopes.

Recommendations:

- 1. The ECC is concerned with the proposed projects parking and stormwater management areas in relation to the steep ravine.**
- 2. The ECC is very concerned with the proposed construction of the steep ravine, future plans shall demonstrate on the protection, stabilization, and erosion prevention of any work on the steep slopes.**
- 3. The ECC supports and endorses the comment by the Planning Director regarding this project.**

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

Discussion Items – None

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The meeting was adjourned at 8:20 PM.



Respectfully submitted,
Brian Glick

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