



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, June 4th, 2019

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, Dave Alexander, Keith Martin, Raoul Desy, Sandy Roth, Mary Anne Mariotti, James Ruhl

ABSENT:

Brian Glick, Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **June 18th, 2019** at 7 PM in Town Hall, Conference Room C
- Scott Reese, Stormwater Management Technician was present to explain the project applications
- ZBA – 0 Project received – 0 to review

Zoning Board – None

Planning Board

I. Public Hearings - None

II. Old Business

2019-022 Anyaegbunam Route 146 Medical Office

Applicant proposes development of a 2 story 3,000 sf base foot print medical office building (approximately 6,000+/- total building sf) with approximately 40 parking stalls. Access to the facility is a proposed curb cut on Route 146. The site will be serviced by an existing waterline along Route 146 through CPWA and sewer will be managed on site via a private septic system with future provisions to connect to a future public sewer main within the Edison Club Development Plan, Rt 146, Zoned: HM, Status: PB - Revised Conceptual review SBL: 269.-3-3 To be reviewed by: MJE Consultant: Lansing Applicant: Anyaegbunam

Recommendations:

1. **The 1.52-acre parcel justifies an office use of 6,000 gross square feet. If the office gross square footage will exceed this amount it should be subject to a density bonus per 208-43.5.**
2. **The ECC recommends that the applicant provide additional handicap parking for its patients.**
3. **Given the high volume and high-speed traffic conditions on NYS Route 146 in this area, the ECC recommends relocation of the sidewalk to the area adjacent to the driveway access to increase the visibility of the pedestrians by the vehicles.**

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

2019-001 Paulsen Development Office Building

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 w/possible determination SBL: 266.3-2-18

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

Recommendations:

1. **The applicant shall verify that the proposed porous pavement is not built upon existing slopes greater than 15%.**
2. **The ECC is concerned with the location of the porous pavement adjacent to the steep slope and the potential for erosion issues.**
3. **The ECC is very concerned with the proposed construction of the steep ravine. Future plans shall demonstrate the protection, stabilization, and erosion prevention of any work on the steep slopes. For example, a detail sequence of construction of how the existing runoff from the existing 60,000 square foot medical office will be managed during the reconstruction of the infiltration basin is required.**
4. **The ECC requests additional slope protection along the parking lot adjacent to the ravine.**
5. **The ECC requests the applicant to address the oil and grease from the high volume of vehicular parking and how it will be addressed.**

A **motion** to adopt these statements was made by James Ruhl, seconded by Keith Martin; all in favor, none opposed.

2018-041 Masseria/Santoro 5 Lot Subdivision

Applicant proposes to subdivide 25.31 acres of vacant land into 5 new lots for construction of single family homes. The smallest lot being 1.75 acres and largest is 5.04 acres in size. Each Lot will have on site septic systems designed by NYS Licensed Engineer and wells. There will be a common driveway for access to Hubbs Road with a small amount of wetland disturbance to construct the driveway. Remaining lands (9.06 acres) to be dedicated to the Town of Clifton Park. Hubbs Road, Zoned: CR, Status: PB Preliminary Review w/possible determination

SBL: 258.-1-44.111 - To be reviewed by: MJE Consultant: GVG Applicant: Masseria

Recommendations:

- 1. The ECC has no further comment.**

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

III. New Business - None.

Discussion Items – None.

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The meeting was adjourned at 8:47 PM.



Respectfully submitted,
Brian Glick

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