



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 18th, 2019

CALL TO ORDER:

Brian Glick, 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, Brian Glick

ABSENT:

Karl Siverling

James Ruhl is present at the Zoning Board Meeting.

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **July 2nd, 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

2019-024 Neet Automotive Site Plan

Applicant proposes construction of a 12,500 SF building for use as a body shop to replace the shop that burned down. New footprint has additional SF, 2043 Rt 9, Zoned: L 2, Status: PB Preliminary Review w/ possible determination

SBL: 259.-2-14.2

To be reviewed by: MJE Consultant: Eric Holt, P.E. Applicant: Tim Neet

ECC Recommendations:

- 1. The ECC requested information at the previous submittal for the following items. We respectfully request that the applicant provide the following information:**
 - a. The ECC requests the applicant to supply a detail operation report on the planned activities the business will have. The ECC is concerned with the location of floor drains and where it will drain to. What type of materials will be stored inside and outside the proposed structure should be listed in the operations report.**
 - b. The Applicant should indicate all other environmental permits / registrations that may be required for the activities that are proposed under the planned use of the site.**
 - c. The Applicant *shall* comply with the Town's Hazardous Materials Policy, which can be obtained from the Town of Clifton Park Stormwater Management Officer.**
 - d. The ECC notes that the project includes the installation of storage tanks that may be regulated under the state petroleum or chemical storage regulations. The ECC recommends that the Planning Board require the applicant to provide evidence of registration of these tanks prior to placing in service.**
 - e. If hazardous materials will be stored on this site, the Applicant must submit a plan for approval addressing handling and storage and spill response to the Town of Clifton Park Stormwater Management Officer before such materials are stored.**
 - f. The floor drain should not connect to the sanitary septic system.**
 - g. The applicant shall describe the holding tanks purpose on the plan.**
- 2. Relative to comments d. & g. The ECC requests more detail including the size of tank, materials of construction, chemical material of contents, status of registration of tank, leak detection if any. Identification of the licensed hauler and location of the disposal / recycle facility.**
- 3. Due to the probability of automotive wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**
- 4. Applicant shall describe the use of the sump pump located on the plans.**
- 5. The ECC requests the applicant to have the surveyor provide the bearings and distances on the owner's property. The topography shall be shown on the plans in order to determine appropriate drainage patterns. The location of the swale and it's direction toward the adjoining property is of concern with the ECC.**

- 6. **The ECC notes that the project may result in an intrusion into the wetlands. If so, the Town should be provided with the NYSDEC wetland disturbance permit.**

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

III. New Business –

2019-029 Ravenswood Outdoor Bar Addition

Applicant proposes to construct an 180 square foot bar addition that will be constructed at the north-west end of the existing building and concrete patio. The proposed bar will not require additional parking, 1021 Rt 146, Zoned: B-3, Status: PB Preliminary Review w/ possible determination SBL: 271.-1-17

To be reviewed by: MJE Consultant: ABD Applicant: Van Auken Management

ECC Recommendations:

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

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

2019-030 Rexford Square Office Building

Applicant proposes construction of a 3,760 SF commercial office building with associated parking and septic system, 3 Daggett Dr, Zoned: HM, Status: PB Concept Review SBL: 269.-3-2.22

To be reviewed by: MJE Consultant: Chris Longo, P.E. Applicant: Guidarelli

ECC Recommendations:

- 1. **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.**
- 2. **The applicant shall provide a landscaping schematic in the next submittal.**

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

2019-031 Rexford Square Garages

Applicant proposes construction of two accessory garages on two parcels adjacent to the existing parking lots, 2 Daggett Dr, Zoned: HM, Status: PB Concept Review SBL: 269.-3-2.21

To be reviewed by: MJE Consultant: Chris Longo, P.E. Applicant: Guidarelli

ECC Recommendations:

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

A **motion** to adopt these statements was made by Jim Ruhl, seconded by Raoul Desy; 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)