



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 Mgmt. Tech:

Scott Reese

Town Liaison:

Councilwomen Amy Standaert

Members:

Raoul Desy

Brian Glick

Dan Mathias

Karl Siverling

James Ruhl

Dave Alexander

Heather Fariello

Marla Zuarino

## DRAFT

MINUTES: **Tuesday, September 7, 2021**

CALL TO ORDER: Dan Mathias, called the meeting to order at 7:00 PM

PRESENT: Scott Reese, Heather Fariello, Dave Alexander, Dan Mathias, Marla Zuarino, Karl Siverling,

ABSENT: Brian Glick, Raoul Desy, James Ruhl

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **September 21, 2021**, at 7 PM
- Scott Reese, Stormwater Management Technician was present to explain the project applications

**Zoning Board** – None

**Planning Board**

**Public Hearings** – None

**Old Business** –

### **2021-029 Bogdan's Wood Rd Light Industrial Site Plan**

*Applicant proposes to construct a 20,000 light industrial building with parking for 40 cars. The property will be accessed from Wood Road, Wood Rd, Zoned: L 2, Status: PB Preliminary Review SBL: 259.-2-115*

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

**ECC Recommendations:**

- 1. The applicant has not addressed the ECC comments made on May 4th, 2021, please respond in writing.**
- 2. The ECC would like clarification of materials being stored and used at this site for the purpose of proper permitting, if necessary, safe handling of the materials (chemical, acid, solvents, and other wood treatments).**
- 3. The Applicant shall comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Environmental Specialist.**
- 4. The Applicant should indicate all other environmental permits that may be required for the activities that are proposed under the planned use of the site.**
- 5. The ECC recommends that the Town Planning Board requests an easement along Wood Road for a Multi-Use Trail in anticipation of present and future development in this corridor.**

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

**2021-030 Vischer Ferry Volunteer Fire Department Site Plan**

*Applicant proposes to construct one fire department building totaling 7,200 +/- sf with parking for 36 cars and fire trucks. The property will be accessed from Moe Road. The property will be serviced by both municipal sewer and water and Stormwater will be managed on-site. Zone is R-1/LC, 276 Moe Rd, Zoned: R-1, Status: PB Prelim Review - Poss. Determination*

SBL: 277.-3-13.12 - To be reviewed by: MJE      Consultant: EDP      Applicant: VF Fire Dept

**ECC Recommendations:**

- 1. The applicant acknowledges that the current structure and the proposed project are within the LC Zone. In addition, the project increases the incursion in the LC Zone to include additional parking and the removal of woodland area. There are no mitigations proposed to offset this incursion. Given these circumstances, the ECC reiterates that the applicant will need to obtain NYSDEC approval for the proposed disturbances in the NYSDEC Adjacent Areas.**

A **motion** to adopt these statements was made by Heather Fariello, seconded by Marla Zuarino all in favor, none opposed.

**2021-017 Clifton Park Rental Pole Barn**

*Applicant proposes to construct an 80' wide by 90' long pole barn for storage at the north end of the site. The 7,200 sf structure will have a 12' x 90' overhang. Project disturbance is*

*approximately .23 acres on already existing gravel surface, 871 Main St, Zoned: B-3, Status: PB Prelim Review - Poss. Determination SBL: 265.-1-80*

To be reviewed by: MJE    Consultant: ABD    Applicant: DK&S Enterprises, Inc

**ECC Recommendations:**

- 1.    No comments at this time.**

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

New Business –

**2021-050 1640 Crescent Road 2 Lot Subdivision (Ballard)**

*Applicant is proposing to subdivide a 5-acre parcel into 2 single family residential lots, 1640 Crescent Rd, Zoned: R-1, Status: PB Concept Review                    SBL: 288.-2-9*

To be reviewed by: MJE    Consultant: EDP    Applicant: P. Ballard

**ECC Recommendations:**

- 1.    The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan if applicable.**

A **motion** to adopt these statements was made by Heather Fariello, seconded by Marla Zuarino all in favor, none opposed.

**2021-049 Route 146 - Miller Rd Self Storage, Flex Space**

*Applicant proposes developing the parcel with Flex Space and Self-Storage buildings. The self-storage component will have conventional cold storage and a portion will have vehicle storage, 524 Miller Rd, Zoned: B-5, Status: PB Concept Review    SBL: 270.-2-3.121*

To be reviewed by: MJE    Consultant: Advanced Eng.    Applicant: Secure-It Self Storage

**ECC Recommendations:**

- 1.    The ECC recommends the applicant incorporate substantial visual buffering that could include earthen berming and plantings along NYS Route 146 and Miller Road to buffer the large mass of commercial structures.**

A **motion** to adopt these statements was made by Marla Zuarino, seconded by Heather Fariello all in favor, none opposed.

**2021-051 & 2021-052 Chick-fil-A Site Plan & SUP**

*Applicant proposes redevelopment of the "Pier 1" retail store to a quick serve restaurant with a drive-thru. Project includes demolition of existing building and redevelopment of the site to include a 5,000 sf restaurant, drive-thru, drive aisles, parking spaces, lighting, landscaping, utilities and stormwater management, 304 Clifton Park Center Rd, Zoned: TC5, Status: TAC Concept Review SBL: 272.-1-41.1*

To be reviewed by: MJE Consultant: Bohler Eng. Applicant: Chick-fil-A

**ECC Recommendations:**

- 1. Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm (i.e., not over catch basins as depicted on sheet C-2.0) surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.**
- 2. The ECC notes that the Town Center District was created to provide a pedestrian and bicycle friendly part of the community. It is likely that pedestrians would like to access this business from the mall area. Therefore, the applicant should consider providing sidewalk access to the restaurant and enhancing the pedestrian crossing on Clifton Park Center Road (e.g., pedestrian activated signals).**
- 3. To enhance the appearance of greenspace the applicant shall consider replacing the striped asphalt islands with raised curb landscaped islands. This is consistent with the Town Center District Plans.**
- 4. The ECC is concerned with the assessed traffic impacts that this may have on Clifton Park Center Road. The concern of large truck traffic circulation and available parking for truck drivers from Interstate 87. Will the traffic data be supplied to the Town of Clifton Park for assessment?**

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

**Discussion: None**

\* \* \* \* \*

The meeting was adjourned at 8:40 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk & Planning Director