



Town of Clifton Park

ENVIRONMENTAL CONSERVATION COMMISSION
*Protecting today's environment for the
next generation...*



Town Supervisor:

Philip C. Barrett

ECC Chair:

Brian Glick

Stormwater Mgmt. Tech:

Scott Reese

Town Liaison:

Councilwomen Amy Standaert

Members:

Raoul Desy

Brian Glick

Dan Mathias

Karl Siverling

James Ruhl

Dave Alexander

Marla Zuarino

Jean Cottrell

Liz Carr

FINAL

MINUTES:

Wednesday, September 7th, 2022

CALL TO ORDER:

Brian Glick, called the meeting to order at 7:00 PM

PRESENT:

Scott Reese, Liz Carr, James Ruhl, Jean Cottrell, Dave Alexander

PRESENT W/ ZOOM:

Brian Glick, Marla Zuarino

ABSENT:

Dan Mathias, Karl Siverling, Raoul Desy

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be October 3rd, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications

Zoning Board – None

Planning Board

Public Hearings –

2022-031 28 Bridgewater Court (Woodworth) In-Law Apartment – Special Use Permit

SBL: 277.5-5-1

Applicant is proposing an in-law apartment with no external changes.

Bridgewater CT, Zoned: R1 - Residential, Status: Concept w/possible determination

Citizenserve File Number: 22-000017, Application Number: SUP22-000002
Applicant: Evan Woodworth Consultant: N/A

ECC Recommendations:

- 1. No comments.**

Liz Carr made a motion to adopt this statement, seconded by Jean Cottrell, all in favor, none opposed.

Old Business –

2022-021 Starpoint Church Parking Expansion – Site Plan

SBL: 277.16-2-1

Applicant is proposing an additional 53 parking spaces.

14 Jarose PL, Zoned: R1 - Residential, Status: Revised Preliminary w/possible determination

Citizenserve File Number: 22-000018, Application Number: SPR22-000009

Applicant: Northstar Church Inc. Consultant: ABD Engineers Surveyors

ECC Recommendations:

- 1. The ECC notes that a church was initially approved as a Special Use under Town Code 208-79. However, the applicant’s web site indicates that a daycare and elementary school are currently in operation in this facility. It appears that neither of these uses are permitted special uses under 208-8B.(a). The ECC requests that the Town Attorney review the original Special Use approval to ascertain whether these uses are permissible.**
- 2. Per 208-10 Residential-1 districts, “Are primarily for suburban residence uses and to accommodate relatively dense residential development at densities appropriate with environmental restrictions and which transition between the primary commercial development districts and lower density districts both in density and allowable land uses.” The size and scale of this project appears to be in conflict and out of character with the prevailing residential nature.**
- 3. ECC is concerned about the expansion of the parking as proposed and the impact on the community and the quality of life for the neighbors. The concerns of traffic on the weekends, the character of the neighborhood.**
- 4. The ECC notes that the proposed parking area straddles two properties.**

Dave Alexander made a motion to adopt this statement, seconded by Jim Ruhl, all in favor, none opposed.

2021-043 North Country Commons Redevelopment – Site Plan

SBL: 270.-2-55

Applicant proposes building two new buildings for a restaurant and bank. 1208 Rt 146, Zoned: PDD - Planned Development District, Status: Final Citizenserve File Number: 22-000014, Application Number: SPR22-000008 Applicant: N/A Consultant: Bohler Engineering - Steve Vukas

ECC Recommendations:

- 1. The ECC, once again reiterates that the trees along Vischer Ferry Road be retained if they are in good condition. Clarification regarding the removal of the trees and cedar row could be done with symbols as the tree removal note only points to two trees on the demolition plan. The applicant should to all degrees practicable maintain mature trees and vegetation while also evaluating maximizing site distances involving vegetation in ingress and egress along Vischer Ferry Road.**
- 2. The ECC recommends that as many of the mature trees, specifically those in the parking islands, between the main building and the proposed two structures be retained as possible to keep in concert with Clifton Park’s role as Tree City USA.**

Jean Cottrell made a motion to adopt this statement, seconded by Marla Zuarino, all in favor, none opposed.

2021-049 #2021-049 Route 146 Miller Rd Self Storage/Flex Space – Site Plan

SBL: 270.-2-3.12

Applicant proposes developing the parcel with Flex Space and Self-Storage buildings. Rt 146 , Zoned: B5 - Corporate Commerce, Status: Revised Preliminary w/ possible determination Citizenserve File Number: 22-000013, Application Number: SPR22-000007 Applicant: Secure It Self Storage - Mike Salterlee Consultant: Advanced Engineering - Nicholas Costa

ECC Recommendations:

- 1. No comments.**

Jim Ruhl made a motion to adopt this statement, seconded by Liz Carr, all in favor, none opposed.

New Business – *None*

Discussion: *None*

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The meeting was adjourned at 9:20 PM.

Respectfully submitted,
Brian Glick
cc: Clifton Park Town Clerk
Planning Director