



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. Officer:

Scott Reese

Town Liaison:

Members:

Brian Glick

Dan Mathias

Karl Siverling

James Ruhl

Dave Alexander

Marla Zuarino

Jean Cottrell

Liz Carr

## FINAL

MINUTES:

**Wednesday, January 4<sup>th</sup>, 2023**

CALL TO ORDER:

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

PRESENT:

Scott Reese, James Ruhl, Dave Alexander, Jean Cottrell

PRESENT W/ ZOOM:

ABSENT:

Marla Zuarino, Dan Mathias, Liz Carr, Brian Glick, Karl Siverling

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be Tuesday January 17<sup>th</sup>, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications

**Zoning Board** – None

**Planning Board**

**Public Hearings** –

**#2022-032 Van Patten Drive (Concord Development) Subdivision**

SBL: 265.-1-6.111

20 lot mixed use subdivision, Van Patten DR , Zoned: B2 - Business Non Retail 2, Status: Preliminary

Citizenserve File Number: 22-000020, Application Number: SUB22-000014

Applicant: Concord Development - Chris Myers, Consultant: Brett L. Steenburgh, P.E. PLLC

**ECC Recommendations:**

- 1. 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 the roadway.**
- 2. There are wetlands identified on the Site Plans that should be labeled of the regulating authority.**
- 3. Item E.2.h.i of the Full Environmental Assessment Form, should be marked yes as this site does contain wetlands on the project site.**
- 4. The plan shall include the note “This subdivision is in an area which may be impacted by railroad activity. Impacts may include noise or vibration.**
- 5. The ECC notes that sensitive environments exist on properties adjacent to the project site (within watershed of Long Kill, Cooley Kill & Dwaas Kill all 303(d) segments impaired by pollutants related to construction activity), thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.**
- 6. The lead agency should conduct a Type 1 review with determination for a negative or positive environmental impact.**

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

Old Business –

**#2022-035 228 Lapp Road 2 Lot Subdivision (Mele)**

SBL: 278.17-1-9

2 lot subdivision of parcel, 228 Lapp RD, Zoned: R1 - Residential, Status: Preliminary

Applicant: Mele, Consultant: Gilbert VanGuilder Land Surveyor, PLLC - Kevin Weed

**ECC Recommendations:**

- 1. No further comments**

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

**#2022-001 1860 Route 9 Warehouse/Office Development**

SBL: 265.-1-89 Also includes parcel 266.1-23.1 & 25 in Halfmoon (.16 acre)

Construction of 4 office buildings, 1860 Rt 9 , Zoned: B5 - Corporate Commerce, Status: Final

Citizenserve File Number: 2022-001, Application Number: SPR22-000022

Applicant: Codie Development, LLC , Consultant: ABD Engineers, LLP

**ECC Recommendations:**

- 1. The ECC has concerns with the engineer’s response #30 where runoff rates and volume are exceeding pre-development rates for the 10 and 100-year storm into a Federal Wetland. Federal Wetlands can not be used for stormwater management. Furthermore, the Dwaas Kill is a 303d protected waterway that has additional protection requirements that the applicant shall address.**

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

**Discussion:** *None*

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The meeting was adjourned at 8:25 PM.

Respectfully submitted,

James Ruhl

cc: Clifton Park Town Clerk  
Planning Director