



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:

Agatha Reid

Members:

Brian Glick

Dan Mathias

Karl Siverling

James Ruhl

Dave Alexander

Marla Zuarino

Jean Cottrell

Michael Christianson

## FINAL

MINUTES:

**Wednesday, July 5<sup>th</sup>, 2023**

CALL TO ORDER:

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

PRESENT:

Scott Reese, James Ruhl, Brian Glick, Dan Mathias, Dave Alexander, Michael Christianson, Karl Siverling, Jean Cottrell, Marla Zuarino

PRESENT W/ ZOOM:

ABSENT:

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday August 1<sup>st</sup>**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

Zoning Board – *None*

Planning Board

Public Hearings – *None*

Old Business –

**Rexford Square Self Storage Expansion**

SBL: 269.-3-2.24

Expansion of an existing self-storage facility, 8 Daggett Drive (Pvt) Rear

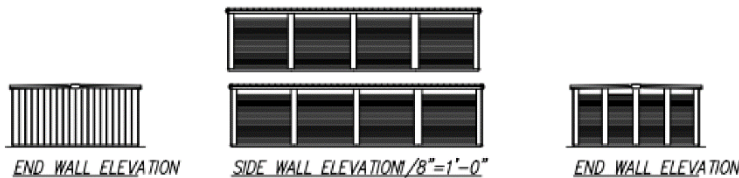
Zoned: HM - Hamlet Mixed Use, Status: Preliminary

Citizenserve File Number: 23-001138, Application Number: SPR23-000011

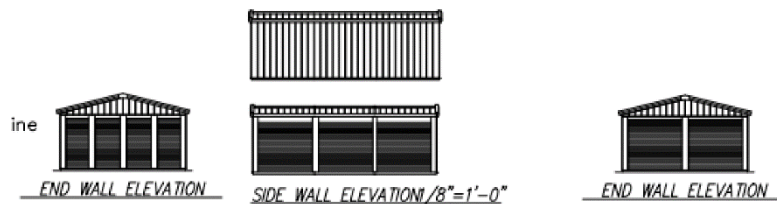
Applicant: Rexford Self Storage LLC, Consultant: Empire Engineering

**ECC Comments:**

- The applicant has indicated that they will meet the code in terms of building elevation. However, the ECC Notes that per 208-43.2 Permitted Uses – “Self-Storage facilities that appear residential in character” are permitted. Please see the rendering example of the currently proposed from the applicant’s plan. The ECC recommends the Planning Board ensure that the proposed structures will be “residential in character”. The existing renderings do not comply with the residential character requirement.**



9'-4" 1/4:12 PITCH GABLE BUILDING SYSTEM



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

New Business –

**377 Moe Rd 5 Lot Duplex Subdivision & Special Use Permit**

SBL: 277.-2-16

Applicant propose a subdivision to accommodate 10 residential units, 377 Moe Road

Zoned: R1 - Residential, Status: Concept

Citizenserve File Number: 23-001633, Application Number: SUB23-000017

Applicant: Erik Kohler Homes, LLC, Consultant: EDP – Joseph Dannible

**ECC Comments:**

1. **The ECC notes that per Town of Clifton Park Town Code Chapter 208-69.1: Classified streams located in the Town of Clifton Park that have been indexed and/or mapped by the New York State Department of Environmental Conservation, and a fifty-foot adjacent area (buffer) on each side of the outer bank of the high-water mark.  
Per Town Code Chapter 208-69.2 A. (3) Roadway or driveway crossings, provided that the applicant demonstrates that there is no other reasonable means of access available, and the applicant obtains appropriate permits from the New York State Department of Environmental Conservation. In the case of this project the purpose of this roadway is not to access upland it eliminates the stream buffer. The purpose of stream buffer protection is to ensure that wildlife habitat is protected and the water runoff adjacent to the stream is filtered. Elimination of the buffer will obviate these benefits. The Planning Board should be aware that waters carried by this stream flows into the Stoney Creek Reservoir.**
  
2. **The ECC notes that the current proposed plans are for multi-family / duplexes which are not in character with the current surrounding neighborhoods per Clifton Park Code 208-79 E. (1) (d). the proposed use is not in harmony with and does not promote the general purposes and intent of the Comprehensive Plan and the Town Code.**
  
3. **The ECC notes that the building proposed for demolition was constructed in 1960. Per 208-78 F. (1) prior to issuing any demolition permit on a building or structure more than 49 years old, the Town Building Department shall notify the Historic Preservation Commission. The ECC recommends prior to issuing a Special Use Permit that the building department issues such notice.**

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

**Discussion:** *None*

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The meeting was adjourned at 8:00 PM.

Respectfully submitted,

Brian Glick

cc: Clifton Park Town Clerk  
Planning Director