



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, September 18<sup>th</sup>, 2023**

CALL TO ORDER:

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

PRESENT:

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

ABSENT:

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be **Monday October 2<sup>nd</sup>**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

**Zoning Board** – None

**Planning Board**

**Public Hearings** –

**160 Sugar Hill Road 3 lot Subdivision (Hicks)**

SBL: 282.-1-30.11

Proposed 3-Lot Subdivision, 160 Sugar Hill RD, Zoned: CR - Conservation Residential

Status: Preliminary Review w/ possible determination  
Citizenserve File Number: 23-001260, Application Number: SUB23-000019  
Applicant: T. Hicks, Consultant: Frederick Metzger Licensed Land Surveyor, P.C.

**ECC Comments:**

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

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

Old Business – *None*

New Business –

**Parkway Music Building Expansion Site Plan**

SBL: 266.3-2-10

Proposed two story expansion, 1,218 sf footprint, 1777 Us Rt 9  
Zoned: B4A - Highway Business/Restricted Retail, Status: Concept  
Citizenserve File Number: 23-002112, Application Number: SPR23-000021  
Applicant: Parkway RE Holdings, Consultant: Lansing Engineering, PC - Mike Robertson

**ECC Comments:**

- 1. ECC has no comment at this time.**

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

**Woodin Road Duplex Units Special Use Permit**

SBL: 278.-1-7.1

Proposed construction of 3 Duplex Units, 232 Woodin RD, Zoned: R1 - Residential, Status: Concept  
Citizenserve File Number: 23-002119, Application Number: SUP23-000012  
Applicant: E. Kim, Consultant: ABD Engineers, LLP - John Hitchcock

**ECC Comments:**

- 1. Particular attention should be given to the test pits and the capacity of the lots to sustain proper sewage drainage and disposal under the proposed high-density conditions. The possibility of the need for mound sewage disposal should be considered.**
- 2. It appears that the project as designed will disturb more than one acre of land. Therefore, the applicant should be required to complete a Full Stormwater Pollution Prevention Plan that will address the water quality and water quantity runoff from this project.**

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

**Re-Subdivision of Synergy Phase 3**

SBL: 259.-2-120

Proposed Re-Subdivision of Synergy Phase 3, Roberts Lane, Zoned: L2 - Light Industrial 2

Status: Concept

Citizenserve File Number: 23-002116, Application Number: SUB23-000020

Applicant: MJ Properties – M. Rekucki, Consultant: Lansing Engineering, PC - Andrew Masullo

**ECC Comments:**

- 1. The ECC requests that the applicant indicate the proposed greenspace for each lot with shaded areas on the plan.**
- 2. The ECC notes that the proposed subdivision lines cross through wetland areas. The Planning Board should require the applicant to indicate on the new deeds that any wetland areas and land conservation zones are unbuildable.**
- 3. If the planning board approves this proposed subdivision, they should require the applicant to provide a detailed maintenance plan for the stormwater management areas.**

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

**Discussion:** *None*

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The meeting was adjourned at 8:30 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk  
Planning Director