



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: **Monday, October 2<sup>nd</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 16<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 –

**#2021-069 Boni Wooddale Drive 9 Lot Special Use Permit & Subdivision**

SBL: 259.-2-71

Wooddale Cluster Subdivision, Wood Dale Dr Rear, Zoned: B1 - Business Non Retail 1

Status: Preliminary w/ possible determination

Citizenserve File Number: 2021-069, Application Number: SUS23-000002  
Applicant: Boni Enterprises, LLC Consultant: ABD Engineers Surveyors

**ECC Comments:**

- 1. The ECC reiterates its May 15<sup>th</sup>, 2023, comments as we cannot find any response to these aforementioned comments.**
- 2. Based upon the comments made by the Planning Board Director, dated November 7<sup>th</sup>, 2022, this project appears to be in violation of the Town Code. The ECC supports these comments in this letter.**
- 3. The ECC would like to reiterate its August 2<sup>nd</sup>, 2022, six comments.**
- 4. The applicant has submitted a new Conceptual Project. Consequently, the ECC recommends based upon the complexity of the proposed plan as well as previous detailed comments by the town engineer Walter Lippmann the Planning Board regarding the previous project, that the Planning Board require an independent study that explores the physical characteristics and emphasizing slopes and soils of the site. In addition, a study of the proposed road emphasizing legally permitted slopes and intersection with Wood Dale Drive, sight distances, and the influence of Arbor View Drive with the proposed intersection. Completion of the above-mentioned studies should be incorporated into an entirely new SEQR process.**
- 5. Wooddale Drive at the proposed intersection is a hazardous curve today with yellow warning signs for drivers to reduce their speed. The ECC notes that the relocation of the New Town Road exacerbates the potential hazardous situation on Wooddale Drive because the lot at 163 Wooddale is a hilly site restricting the line of sight.**
- 6. The ECC is submitting a report detailing the hazardous situation on Wooddale Drive as provided by Mathew Ruhlig. He has provided an independent professional sight line study that the ECC endorses as part of this recommendation.**
- 7. The ECC notes that the applicant must perform significant grading and fill on the project site in order for the New Town Road to meet the 7% grade requirement for Town Roads. The current slope of the property is approximately 27%. The ECC is concerned that this amount of grading and fill will be subject to settling, erosion and other problems.**
- 8. On a letter dated, June 21, 2022 - Analysis and Observations of the Proposed Wooddale Drive 9 Lot Subdivision from William Conner, Architect, provided to the Town Board. This site review in such important issues as severe slopes, wetlands, high noise allowance, development pressures, living conditions, and a recommendation.**
- 9. The ECC notes that the driveway at 159 Wooddale Drive must be relocated due to the new road design. The applicant shall provide written evidence that the property owner has agreed to this relocation.**

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

Old Business – *None*

New Business –

**#2023-027 Southern Saratoga YMCA Site Improvements Site Plan**

SBL: 271.-3-77

Interior and exterior renovations to the Southern Saratoga YMCA, 1 Wall ST

Zoned: PIR - Public/Institutional/Recreational, Status: Preliminary w/ possible determination

Citizenserve File Number: 23-002159, Application Number: SPR23-000022

Applicant: SSYMCA, Consultant: Engineering Ventures

**ECC Comments:**

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

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

**#2023-028 Bobrick Building Commerce Drive Addition Site Plan**

SBL: 259.-2-93

Construction of Building Addition, 200 Commerce Dr, Zoned: L2 - Light Industrial 2

Status: Concept

Citizenserve File Number: 23-002192, Application Number: SPR23-000023

Applicant: Usher Road Partners, Consultant: ABD Engineers, LLP - John Hitchcock

**ECC Comments:**

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

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

**#2023-029 Sunshine Landscaping Warehouses Site Plan**

SBL: 270.-2-3.11

Construction of Warehouses, 610 Tanner RD, Zoned: B5 - Corporate Commerce, Status:

Concept

Citizenserve File Number: 23-002193, Application Number: SPR23-000024

Applicant: Richard Mollnow / Sunshine Landscaping, Consultant: ABD Engineers, LLP - John

Hitchcock

**ECC Comments:**

- 1. The ECC endorses the Site Plan Concept comments from the Zoning Administrator.**
- 2. The ECC requests the applicant provide a detailed lighting plan as it will likely impact the adjacent residential zone to the east.**
- 3. The ECC requests the applicant supply a landscaping plan that will address the buffer zone and complies with Town Code Chapter 208-54 C – Buffers.**

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

**Discussion:**

**628 Mac Elroy Road – Building in the LC Zone**

SBL: 258.-2-37

Proposed development of 1 Residence, Mac Elroy Road Zoned: R-1 - Residential

Applicant: Linda LaPoint

1. Applicant wants to schedule a Public Hearing.

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The meeting was adjourned at 8:05 PM.

Respectfully submitted,  
James Ruhl

cc: Clifton Park Town Clerk  
Planning Director