



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, November 6<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 November 20<sup>th</sup>, 2023**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

**Zoning Board** – None

**Planning Board**

**Public Hearings** –

**#2023-026 Re-Subdivision of Synergy Phase 3**

SBL: 259.-2-120, 259.-2-48, 259.-2-118.7

Revised Subdivision for Synergy Phase 3, Roberts LN, Zoned: L2

Status: Revised Preliminary

Citizenserve File Number: 23-002116, Application Number: SUB23-000021

Applicant: MJ Properties - Mark Rekucki, Consultant: Lansing Engineering, PC – A. Masullo

**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.

Old Business –

**#2023-013 Fire Road Gas Station and Mixed-Use Building Redevelopment Site Plan**

SBL: 272.9-1-19

Redevelopment of existing site, 4 Fire RD, Zoned: TC3, Status: Revised Concept

Citizenserve File Number: 23-001306, Application Number: SPR23-000025

Applicant: Erin Ozbay, Consultant: Lansing Engineering, PC – N. Ward

**ECC Comments:**

- 1. The ECC requests further clarification on the applicability of 208-22.4 A. Allowable uses. That the current operation is a pre-existing use. This area has been rezoned and automotive fuel sales are prohibited in the TC3 Zone. The ECC requests town legal counsel to determine whether a variance is required.**
- 2. The ECC notes that the current plans do not indicate the removal of the existing underground storage tanks. We request the applicant provide the results of the last 5 leak tests performed on the current underground tanks.**
- 3. The ECC notes that the proposed sidewalk is not shown on the project property and is on Town ROW. The ECC proposes that this feature be moved to the applicant's property and its plan drawings.**

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

**#2022-007 21st Century Park Redevelopment Site Plan**

SBL: 270.-2-2

Expansion of existing light industrial park, 1315 Rt 146, Zoned: B5 - Corporate Commerce

Status: Revised Preliminary

Citizenserve File Number: 2022-007, Application Number: SPR23-000027

Applicant: MSW Properties, LLC - Martin Wawrla, Consultant: Arico Associates – D. Arico

**ECC Comments:**

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

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

**#2021-041 3 Synergy Park Drive Site Plan**

SBL: 265.-5-4

3 Synergy Drive Warehouse Development, 3 Synergy Park DR , Zoned: B5 - Corporate Commerce, Status: Preliminary

Citizenserve File Number: 2021-041, Application Number: SPR23-000028

Applicant: MJ Properties - Joe Rekucki, Consultant: ABD Engineers, LLP – J. Hitchcock

**ECC Comments:**

- 1. The ECC recommends that the applicant definitively include the proposed trail as part of this project. Construction and maintenance of this trail shall be subject to project approval.**
- 2. The ECC requests that the Planning Board require the applicant to provide renderings of the building façade facing the Northway to include a description of any interna lighting that will be visible from the highway. The amount of ambient light should be minimized so that it is not distracting to Northway traffic.**

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

New Business –

**#2023-031 1860 Route 9 2 Lot Commercial Subdivision**

SBL: 265.-1-89

2-lot commercial subdivision, 1860 Us Rt 9, Zoned: B5 - Corporate Commerce, Status: Concept

Citizenserve File Number: 23-002371, Application Number: SUB23-000022

Applicant: Codie Development, LLC, Consultant: ABD Engineers, LLP – J. Hitchcock

**ECC Comments:**

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

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

**#2023-030 15 Old Plank Road Commercial Site Plan**

SBL: 272.9-1-31.1

Proposed construction of 23,000 sf of commercial land use buildings, 15 Old Plank Rd , Zoned: TNGB - Neighborhood General Business, Status: Concept

Citizenserve File Number: 23-002345, Application Number: SPR23-000026

Applicant: JTD Holdings LLC, Consultant: EDP- G. Vuillaume

**ECC Comments:**

- 1. The ECC is concerned with the amount of cut and fill of sandy soils that this plan entails. Steep slopes are arrested by numerous retaining walls indicate the difficult topography this site contains.**
- 2. The ECC is concerned about emergency access around all the proposed structures.**
- 3. The ECC is concerned about the potential increase of truck traffic in the neighborhood with a daycare center in the vicinity.**

**4. The ECC requests clarification of road ownership, maintenance, and utility access.**

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

**Discussion:**

\* \* \* \* \*

The meeting was adjourned at 8:50 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk  
Planning Director