



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 20<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 December 4<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 –

**#2023-021 CT Solar Blue Barns Rd Solar Array Site Plan and SUP**

SBL: 263.-2-89

Applicant proposes to construct a 3.5 MW AC Solar array on a 53+/- acre property.

Blue Barns RD Zoned: CR - Status: Preliminary w/possible final determination

Citizenserve File Number: 23-001997, Application Number: SUP23-000016

Applicant: Guyer Richard Consultant: EDP, – S. Alessandrini

**ECC Comments:**

**1. Per Town Code 124 C.3.**

- a. **The ECC shall make, in writing, specific recommendations concerning the regulated activity.**
- b. **Recommendations by the ECC must be made within 15 days of the hearing date.**
- c. **These recommendations shall be forwarded, in writing, to the Planning Board for use in their site plan review processes. If the ECC disapproves the activity or recommends modifications thereto, the Planning Board of Appeals shall not act contrary to such disapproval or recommendation, except by a vote of a majority plus one of all the members of the Board.**

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

Old Business – *None*

New Business –

**#2023-029 Ushers Knob Business Park**

SBL: 259.-2-70

Applicant proposes construction of Business Park, Ushers RD Rear,

Zoned: B1 - Business Non Retail Status: Concept

Citizenserve File Number: 23-002438, Application Number: SPR23-000029

Applicant: N/A, Consultant: EDP - JOSEPH DANNIBLE

**ECC Comments:**

1. **Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow**
2. **Due to the proximity of this project to the Northway the ECC recommends that the applicant retain existing mature trees to the maximum extent practicable in order to buffer the noise from the highway.**
3. **The project is surrounded on three sides by extremely steep sided ravines. The slopes in most areas exceed 45%. Disturbance of these steep sided ravines are in**

**areas of excessive possible erosion that would destabilize the existing soil and slopes and possibly create a sediment deposit in the wetlands at the bottom of the ravine. Setbacks and buffers from the edges of the ravine for this development of at least 50 feet should be established to protect the steep slopes and wetlands.**

- 4. A single access point for two developments (one existing and one proposed) will generate excessive traffic and congestion at the intersection of the dual access road and Ushers Road. The planning board should require a traffic study of this intersection.**
- 5. The proposed plan indicates that there will be 220 parking spaces serviced by a single access point. The fire chief shall assess the safety risk if the parcel is inaccessible and determine in consultation with the Planning Board, whether the project should be reduced in scale.**
- 6. The roadway and the dumpster area adjacent to buildings 5 and 6 is too close to the ravine.**
- 7. It appears that building 4 is too close to the steep ravine to the north.**

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

**Discussion:**

\* \* \* \* \*

The meeting was adjourned at 8:04 PM.

Respectfully submitted,  
Dan Mathias  
cc: Clifton Park Town Clerk  
Planning Director