



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, December 4<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, Jean Cottrell,

ABSENT:

Dave Alexander, Marla Zuarino, Brian Glick, Michael  
Christianson, Karl Siverling

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be **Wednesday January 3<sup>rd</sup>, 2024**, 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 –

**#2023-022 Nott Road Solar Array Site Plan and SUP**

SBL: 269.-3-6

The proposed action includes the development of 2, 2 MW (AC) Solar arrays on the 77 Nott Road property. Site Entrances will be located on Nott Road and Appleton Road, Nott Rd

Zoned: CR - Conservation Residential, Status: Preliminary w/ possible determination

Citizenserve File Number: 23-002037, Application Number: SUP23-000017

Applicant: Bhatti Naseem, Consultant: EDP – S. Alessandrini

**ECC Comments:**

- 1. Per Town Code Chapter 208-79 E. (1) (d) States; That the use will be in harmony with and promote the general purposes and intent of the Comprehensive Plan and this chapter.**

The Conservation Residential Zone was established (see Town Code 208-16 A.) to provide and maintain land area to promote and support ongoing open space and agricultural uses and activities to sustain the rural character of this predominantly natural, agricultural and low-intensity residential setting. The purpose of the Conservation Residential (CR) Zoning District is to protect and enhance the rural character, the natural and scenic qualities of open space, and the agricultural heritage, while providing for well-planned new development that complements the traditional settlement pattern, and protects the health, safety, economic base and quality of life in Western Clifton Park for all of its residents.

- a. Furthermore, Per Town Code Chapter 208-16 B. (1)**  
New development should complement and harmonize with the traditional, open, rural, wooded, agricultural, natural and environmental resources, low-intensity residential and hamlet landscapes, agricultural lands and working landscapes, and scenic views and resources as valued by the community in Western Clifton Park.
- 2. The proposed use is a direct conflict with these objectives and the Comprehensive Plan. The requested Special Use is not in harmony with the general purpose and intent of the Comprehensive Plan. The ECC urges the Planning Board to deny this application based on this premise.**

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

**#2021-069 Boni Wooddale Drive 18 Lot 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 – L. Paleschi

**ECC Comments:**

1. For the following reasons, The ECC asks the Planning Board to deny the approval of this project.
  - a. The site environmental impact could be disastrous. The steep slopes combined with the soft sandy soils mean that any disturbance of the surface vegetation results in rapid and deep erosion. Many storm drainage projects on Wooddale Dr. have led to extensive and expensive Town remediation of numerous washouts on these slopes.
  - b. Proposed access to the duplex site is extraordinarily steep. Excavation of the proposed public access road entails extensive fill and moving of surface soils. All of this construction is a potential sedimentation of the wetlands at the southeast corner of the site.
  - c. The proposed access road would intersect Wooddale Dr. at a dangerous curve intersection across the street from Arbor view Dr. This dangerous curve is presently marked with “caution” signs and has sight view issues both to the north and south on Wooddale Dr.
  - d. For the above-mentioned reasons and others, the Town Board has refused an “offer of cession” by the developer to adopt any public road at this site. The vote not to do so was unanimous by the Town Board.
  - e. Approving the plan proposed by applicant would fundamentally change the character of the neighborhood. First by changing the character of the existing single family residential neighborhood; second by having an access road intruding into Wooddale Dr., a main trunk road for much of the Country Knolls development.
  - f. There are Zoning constraints that would invalidate this proposal based on required road frontage requirements on Wooddale Dr.
2. Furthermore, the ECC reiterates its October 2<sup>nd</sup>, 2023, comments.
3. 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.
4. The ECC would like to reiterate its August 2<sup>nd</sup>, 2022, six comments.
5. 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.
6. 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.
7. The ECC is submitting a report detailing the hazardous situation on Wooddale Drive as provided by Mathew Ruhlig. He has provided an independent professional sightline study that the ECC endorses as part of this recommendation.

8. **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.**
9. **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.**
10. **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.**

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

New Business – *None*

**Discussion:**

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

1. **Does the ECC want to make any written recommendations to the Planning Board for use in their site plan review process?**

**ECC Comments:**

1. **Per Town Code 208-80 C. (2) Space and bulk standards for Tier 3 solar energy systems the required side yard setback in the CR Zone is 100 feet. If the property owner subdivides the parcel that is located in the Town of Ballston, it will create a non-conforming area.**
2. **Per Town Code Chapter 208-79 E. (1) (d) States; That the use will be in harmony with and promote the general purposes and intent of the Comprehensive Plan and this chapter.**

The Conservation Residential Zone was established (see Town Code 208-16 A.) to provide and maintain land area to promote and support ongoing open space and agricultural uses and activities to sustain the rural character of this predominantly natural, agricultural and low-intensity residential setting. The purpose of the Conservation Residential (CR) Zoning District is to protect and enhance the rural character, the natural and scenic qualities of open space, and the agricultural heritage, while providing for well-planned new development that complements the traditional settlement pattern, and protects the health, safety, economic base and quality of life in Western Clifton Park for all of its residents.

- a. **Furthermore, Per Town Code Chapter 208-16 B. (1)**

New development should complement and harmonize with the traditional, open, rural, wooded, agricultural, natural and environmental resources, low-intensity residential and hamlet landscapes, agricultural lands and working

**landscapes, and scenic views and resources as valued by the community in Western Clifton Park.**

- 3. The proposed use is a direct conflict with these objectives and the Comprehensive Plan. The requested Special Use is not in harmony with the general purpose and intent of the Comprehensive Plan. The ECC urges the Planning Board to deny this application based on this premise.**

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

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The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Dan Mathias

cc: Clifton Park Town Clerk  
Planning Director