



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

Liz Carr

Michael Christianson

## DRAFT

MINUTES: **Monday, March 20<sup>th</sup>, 2023**

CALL TO ORDER: Brian Glick, called the meeting to order at 7:00 PM

PRESENT: Scott Reese, James Ruhl, Brian Glick, Dan Mathias, Dave Alexander,

PRESENT W/ ZOOM: Michael Christianson, Karl Siverling, Jean Cottrell

ABSENT: Liz Carr, Marla Zuarino

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Monday April 3<sup>rd</sup> at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications
- Annual Ethics & Oath of Offices

Zoning Board – None

Planning Board

Public Hearings –

**10 Emmons Drive In-Law Apartment – (Carry over from 3/14/23 canceled meeting)**  
SBL: 277.17-1-6

10 Emmons Drive In -Law Apartment SUP, 10 Emmons DR, Zoned: R1 - Residential, Status: Preliminary

Citizenserve File Number: 23-000007, Application Number: SUP23-000002

Applicant: Ramamurthy, Consultant: N/A

**ECC Recommendations:**

**1. No Comments**

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

Old Business – *None*

New Business –

**Route 9 Splash Car Wash - (Carry over from 3/14/23 canceled meeting)**

SBL: 266.3-3-10.1

Proposed Car Wash Facility, Us Rt 9, Zoned: B4A - Highway Business/Restricted Retail, Status: Concept

Citizenserve File Number: 23-000012, Application Number: SPR23-000004

Applicant: James Blendell, Consultant: Verity Engineering, D.P.C. - Brian Sipperly

**ECC Recommendations:**

- 1. The ECC notes that a major aquifer (name/classification) is located in the proximity of this project that is a source for town resident wells.
  - a. The applicant shall determine if this car wash is defined as a hot spot per the NYSDEC stormwater guideline and treat the runoff according to their requirements.**
  - b. The ECC notes that the applicant will have liquid storage for cleaning solutions, waxes, other chemicals the ECC requests that the applicant incorporate leak detection and incorporate secondary containment for any underground storage vessels.****
- 2. Per Town Code 208-50.5 Landscaping – The property margins at the sides from the front building line to the rear property line shall be planted with trees and shrubs for a width of not less than 15 feet.**
- 3. The ECC notes that currently that there is sparse vegetation between the Northway Rest Stop and the area adjacent to the western edge of the property. The applicant should retain and enhance the existing vegetation to the west adjacent to the NYS Rest Area.**
- 4. The applicant should adhere to the continuous service of sidewalks along NYS Route 9 according to the Town’s Trails Master Plan.**

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

**283 Riverview Rd 2 Lot Subdivision**

SBL: 288.-1-111

Proposed 2 lot subdivision of 5.0 acres from existing 45.61-acre parcel, 283 Riverview Rd

Zoned: CR - Conservation Residential, Status: Concept

Citizenserve File Number: 23-000952, Application Number: SUB23-000005

Applicant: Natalie Lopasic, Consultant: Gilbert Van Guilder Land Surveyor, PLLC

**ECC Recommendations:**

- 1. Per Section 208-16 E (2) (c) the subdivision of one parcel into a maximum of two lots is a one time exception. The Planning Board should require if approved any new deed to indicate that further subdivision shall require further subdivision to follow the conservation approach as further defined in 208-16 E. (4).**
- 2. The ECC notes that the EAF indicates sensitive areas that need further investigation and proper recording before further comments can be made as to the appropriateness of this subdivision.**
- 3. The applicant has proposed a new driveway access to the new home that crosses the Land Conservation Area (and Flood Zone). As a condition of approval, the Planning Board should require the applicant to relocate this driveway outside the Land Conservation Area. Other reasonable means exist for driveway access outside the LC Zone on this parcel.**
  - a. The Planning Board should require a deed restriction to prevent the incursion into the LC Zone.**

Jean Cottrell 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 7:45 PM.

Respectfully submitted,

Brian Glick

cc: Clifton Park Town Clerk  
Planning Director