



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

## FINAL

MINUTES:

**Monday, April 17<sup>th</sup>, 2023**

CALL TO ORDER:

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

PRESENT:

Scott Reese, James Ruhl, Dan Mathias, Jean Cottrell, Brian Glick,  
Dave Alexander

PRESENT W/ ZOOM:

Liz Carr, Marla Zuarino, Michael Christianson

ABSENT:

Karl Siverling

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Monday May 1<sup>st</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 – None

Old Business –

**#2022-009 Synergy Phase 3 Site Plan**

SBL: 259.-2-48

Revisions to Synergy Phase 3, Ushers Rd Rear

Zoned: L2 - Light Industrial 2, Status: Revised Preliminary

Citizenserve File Number: 2022-009, Application Number: SPR23-000009

Applicant: MJ Properties - Mark Rekucki, Consultant: Lansing Engineering, PC

**ECC Recommendations:**

- 1. Based upon the proposed plans quantity of parking spaces for large trucks the ECC is concerned with regards to spillage of diesel and other petroleum fluids in environmentally sensitive areas.**
- 2. The ECC notes that per 208-64 C. Prohibited Uses (5) The manufacture, processing, storage, production, or refining of petroleum or other flammable gases is prohibited in the LI district.**
- 3. ECC notes per 208-66 F. “No underground fuel storage tanks shall be allowed where there is evidence that an aquifer (or aquifer recharge area) exists or is within 500 feet of the site for tanks...” The Colonie Channel Aquifer is located in this area.**
- 4. ECC notes per 208-66 E. “Each change of use in any existing facility in the LI District shall require site plan approval by the Planning Board in order to ensure that future uses are in keeping with the purpose of this article.” This should be noted in the deed.**
- 5. The ECC would like clarification of the percentage of greenspace. Please note the 208-65 B. “Lot coverage. Buildings, parking areas, including maneuvering areas, stormwater retention areas and other site amenities that are an integral and necessary part of the use shall not occupy more than 60% of the total lot area. Notwithstanding the requirement in § 208-116A(8), the green space requirement for this district is 40%. The stormwater retention area may be included in the green space calculation upon proof that the stormwater retention area will be improved to form an integral part of the landscaping scheme and would enhance the overall aesthetics and thus serve the purpose of the green space requirements of this article.” The ECC requests the Town Designated Engineer to validate the Site Statistic Greenspace Calculations.**

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

**#2022-032 Van Patten Drive (Concord Development) Subdivision**

SBL: 265.-1-6.111

20 Lot subdivision, Van Patten Dr

Zoned: B2 - Business Non-Retail 2, Status: Revised Preliminary

Citizenserve File Number: 22-000020, Application Number: SUB23-000010

Applicant: Concord Development - Chris Myers, Consultant: Brett L. Steenburgh, P.E. PLLC

**ECC Recommendations:**

- 1. Per 208-35 D. Setbacks (4) Buffer - The ECC notes “There shall be established a 10-foot buffer area within the minimum side and rear yard setback along the property line. The buffer shall be planted for the purposes of the adjoining properties. The Planning Board shall take in consideration and natural vegetation which existing and serves the intent of this article.” Each of these properties do not show such buffer.**
- 2. The ECC Notes that 50% of the lot coverage shall be calculated as the greenspace requirement. The Site Plans do not reflect this standard.**
- 3. Lots 1 and 2 are noted to have extremely steep gradients and with clearing of surface vegetation the potential for erosion toward the wetlands. It is strongly recommended to do geotechnical evaluation or avoid any disturbance of the slopes entirely.**
- 4. The ECC notes that sensitive environments exist on properties adjacent to the project site (within watershed of Long Kill, Cooley Kill & Dwaas Kill all 303(d) segments impaired by pollutants related to construction activity), thus there is a potential for environmental impacts to these areas in the event that the capacity of the stormwater management system is inadequate. As such the Applicant's Drainage, Stormwater and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.**
- 5. The ECC notes that this area may have been used as a depository of construction materials during the building of Van Patten developments. The applicant should be required to validate whether construction materials have been buried on the site within all the planned disturbed areas.**

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

New Business –

**1774 Route 9 - Parking Improvements for Doctor's Office Site Plan**

SBL: 266.3-3-11.21

Parking Improvements for existing Doctor's Office, 1774 Us Rt 9

Zoned: B4A - Highway Business/Restricted Retail, Status: Concept

Citizenserve File Number: 23-001105, Application Number: SPR23-000008

Applicant: Dr. David Perlmutter, Consultant: ABD Engineers

**ECC Recommendations:**

- 1. The ECC notes per 208-50.3 F. The greenspace requirement shall be 35%. The Site Statistics do not include this information. From a cursory review it does appear that this project complies with this requirement.**
- 2. Per 208-50.3 C. “No automobile parking space shall extend nearer to the side yard property line than 20 feet.” It appears that the northern side of the parking area**

**does not comply with this provision. (The ECC notes that the front yard standard is not currently being met due to a preexisting condition.)**

- 3. Per 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.”**

Dan Mathias 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 8:50 PM.

Respectfully submitted,  
Brian Glick

cc: Clifton Park Town Clerk  
Planning Director