



Town of Clifton Park

ENVIRONMENTAL CONSERVATION COMMISSION
*Protecting today's environment for the
next generation...*



Town Supervisor:

Philip C. Barrett

ECC Chair:

Dan Mathias

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

DRAFT

MINUTES:

Monday, February 5th, 2024

CALL TO ORDER:

Dan Mathias, called the meeting to order at 7:00 PM

PRESENT:

Scott Reese, James Ruhl, Dan Mathias, Jean Cottrell, Marla Zuarino, Michael Christianson, Karl Siverling

ABSENT:

Dave Alexander, Brian Glick

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Wednesday February 21st, 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 –

#2022-019 Woodhaven Corporate Commerce Shovel Ready Site Plan

SBL: 270.-1-72.1

Applicant is proposing to construct a Light Industrial Park on 90.40 acres. 587 Waite RD

Zoned: B5 - Corporate Commerce, Status: Preliminary

Citizenserve File Number: 2022-019, Application Number: SPR24-000005

Applicant: Woodhaven Land Partners Consultant: EDP - Gavin Vuillaume

ECC Comments:

- 1. Based upon review of the Traffic Safety Study, the ECC remains concerned with the entrance location on Waite Road and the potential impacts.**
- 2. The applicant has stated that they will retain a 70-to-100-foot existing vegetative buffer adjacent to the Belmonte project to the North. The ECC recommends that the Planning Board require that the deed reflect that this is a no-cut zone on the property.**
- 3. 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**
- 4. The ECC recommends that the Planning Board ensure that ACOE permits have been secured for this project.**
- 5. ECC is concerned with the close proximity of the project to the ACOE boundaries both from a construction standpoint and post-construction impact.**

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

#2023-032 Ushers Knob Business Park Site Plan

SBL: 259.-2-70

Applicant proposes the construction of a business park consisting of ten (10) 4,800 sf multi-use flex buildings, Ushers RD Rear, Zoned: B1 - Business Non-Retail 1, Status: Preliminary

Citizenserve File Number: 23-002438, Application Number: SPR24-000004

Applicant: JTM Development, LLC, Consultant: EDP, Joe Dannible

ECC Comments:

- 1. The ECC continues to be concerned that 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. These concerns arise from the fact that there is too much proposed construction for the available flat acreage.**
- 2. The ECC notes that there is a significant amount of impervious surface due to the design of the project and the proposed buildings and parking areas are immediately adjacent to the steep slopes. There are no vegetative buffers retained to prevent erosion. The ECC recommends that the Planning Board require the plan be modified to include vegetative buffers to minimize the erosion of the steep slopes and assist in the Stormwater**

Management Plan. This would be beneficial for the construction phase as well as the post construction phase.

- 3. The ECC requests a landscaping plan. 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.**

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

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

SBL: 272.9-1-19

4 Fire Road Plaza Redevelopment, 4 Fire RD, Zoned: TC3 - General Zone, Status: Preliminary

Citizenserve File Number: 23-001306, Application Number: SPR24-000002

Applicant: E. Ozbay, Consultant: Lansing Engineering, PC

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.**

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

New Business –

#2024-005 591 Riverview Rd Residential Dwelling Ground Mounted Solar Array SUP

SBL: 282.-1-28.7

New install of ground mounted solar array, 591 Riverview RD, Zoned: R1 – Residential

Status: Concept

Citizenserve File Number: 24-000075, Application Number: SUP24-000001

Applicant: H. Gerstenberger, Consultant: Empire Solar Solutions, LLC

ECC Comments:

- 1. The ECC requests that the applicant include a visual buffer to screen the solar panels from adjacent properties and adjacent public thoroughfare.**

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

Discussion:

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The meeting was adjourned at 9:20 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk
Planning Director