



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

FINAL

MINUTES:

Wednesday, February 21st, 2024

CALL TO ORDER:

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

PRESENT:

Scott Reese, James Ruhl, Dan Mathias, Marla Zuarino, Michael Christianson, Karl Siverling, Dave Alexander

ABSENT:

Jean Cottrell, Brian Glick

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Monday March 4th, 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 –

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

SBL: 265.-1-6.111

Van Patten Drive (Concord Development) Subdivision, Van Patten DR

Zoned: B2 -Business Non-Retail 2, Status: Final

Citizenserve File Number: 22-000020, Application Number: SUB24-000002

Applicant: Concord Development – C. Myers, Consultant: B. Steenburgh, P.E. PLLC

ECC Comments:

- 1. The applicant shall provide the Planning Board with all test pit data and test pit location information related to the examination of past disposal practices on the proposed project site. If the applicant believes that it has satisfied DEC soil and water quality standards it should provide that information as well.**
- 2. Given the business nature of this project, the Planning Board should ensure that the signage and hours of operation are appropriate for the residential nature of the surrounding community.**
- 3. The subdivision is in an area which may be impacted by railroad activity. Impacts may include noise and vibration. If the project is approved the planning board should require that a warning statement be placed on the deed.**
- 4. The ECC notes that Van Patten Drive is a well-traveled commuter access road. Considering the addition of 10 curb cuts and 19 driveways, if a traffic study has not been performed it is recommended that the Planning Board request that a traffic study be requested. Given the potential business nature of the individual units, there is a risk of significantly greater traffic density than would normally be posed by strictly residential units. The results of the study may require the change of the speed limit for this roadway.**

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

#2023-029 Sunshine Landscaping Warehouses Site Plan

SBL: 270.-2-3.11

Sunshine Landscaping Warehouses, 610 Tanner RD, Zoned: B5 - Corporate Commerce

Status: Preliminary

Citizenserve File Number: 23-002193, Application Number: SPR24-000011

Applicant: Sunshine Landscaping, Consultant: ABD Engineers, LLP – J. Hitchcock

ECC Comments:

- 1. Considering the adjacent residential neighborhood the ECC recommends that the Planning Board specifically restrict the lighting as proposed by the applicant (0.5 footcandle power) per fixture.**
- 2. The ECC recommends that the Planning Board require a berm and associated vegetation in sufficient of height and density to screen the proposed units from the adjacent residential neighborhood. It is recommended that the vegetation should be coniferous in nature.**
- 3. The applicant shall post the operation hours for this development on the plan.**

4. **The Applicant *shall* comply with the Town's Hazardous Materials Policy, which can be obtained from the Town's Building and Development Department.**
5. **The ECC requests the Planning Board ask for a traffic study on the impact from this project at the Tanner Road – NY. Rt 146 intersection.**

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

#2023-030 15 Old Plank Road Commercial Site Plan

SBL: 272.9-1-31.1

15 Old Plank Road Commercial Site Plan, 15 Old Plank RD, Zoned: TNGB - Neighborhood

General Business, Status: Preliminary

Citizenserve File Number: 23-002345, Application Number: SPR24-000008

Applicant: JTD Holdings, Consultant: EDP, G. Vuillaume

ECC Comments:

1. **The ECC notes that there are significant flaws with the submitted Traffic Evaluation. For examples the total square footage of the buildings is incorrect; the data provided indicates that more traffic enters the site than exits on a daily basis; the study references traffic generated by 21 townhouses; the types of vehicles are not enumerated; etc. The ECC requests the applicant to provide a valid Traffic Evaluation.**
2. **It does not appear that there is sufficient space for a highway department plow to turnaround without entering the applicant's property during winter operations.**
3. **The ECC requests that the applicant provides a statement as to the nature of the operation of these structures including the hours of operation. The renderings appear to be vehicle maintenance or warehouses that are accessible by large trucks and not general office structures.**
4. **The ECC notes that part of Fire Road is not easily navigated by large truck traffic and therefore the applicant should restrict truck traffic from NY Route 9 only.**
5. **Given the close proximity of the Adirondack Northway, the applicant should restrict the lighting and structure visibility from that route via a vegetative buffer and directed lighting.**

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

New Business –

#2024-008 Route 9 Telecommunications Tower Special Use Permit

SBL: 266.3-3-20

Route 9 Telecommunications Tower, Us Rt 9 Rear, Zoned: B3 - Neighborhood Business, Status: Concept

Citizenserve File Number: 24-000131, Application Number: SUP24-000002

Applicant: Cellco Partnership dba Verizon Wireless, Consultant: Young Sommer, D. Brennan

ECC Comments:

- 1. The ECC has no comments.**

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

#2024-009 Old Route 146 Convenience Store w/ Fuel Site Plan

SBL: 272.9-1-27

45 & 47 Fire Rd. Convenience/Fuel Store, 45 Old Rt 146

Zoned: TNGB - Neighborhood General Business, Status: Concept

Citizenserve File Number: 24-000130, Application Number: SPR24-000010

Applicant: Tanski Construction & Development, Consultant: Lansing Engineering, PC, N. Winchester

ECC Comments:

- 1. The ECC notes significant cuts will have to be removed in order to accommodate the gas tanks.**
- 2. Gas Station on this curve makes it difficult for trucks to maneuver to deliver fuel and or refuel.**
- 3. The sight distances for the ingress and egress are dangerously short.**
- 4. The ECC notes that the Old Plank Road Commercial Site Plan (2023-030) will significantly increase truck traffic on Fire Road compounding the adverse impacts to highway safety. A traffic study is recommended.**

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

#2024-011 Roberts Lane (Synergy Phase 4) Office Warehouse Buildings

SBL: 259.-2-118.7

Roberts Lane (Synergy Phase 4) Office Warehouse Buildings, Roberts Lane (Pvt)

Zoned: L2 - Light Industrial 2, Status: Concept

Citizenserve File Number: 24-000127, Application Number: SPR24-000007

Applicant: MJ Properties of Clifton Park Inc , Consultant: Lansing Engineering, PC, N. Winchester

ECC Comments:

- 1. The ECC notes that the placement of the proposed buildings is too close to the Adirondack Northway. The proposed location of the buildings is in conflict with the spirit of the Comprehensive Plan. See Town of Clifton Park Comprehensive Plan 2006: VIII. Environment; B. Strategies 2. To preserve open space for ecological, aesthetic and recreational purposes by: e. Requiring special setbacks along the Northway and where commercial and residential developments abut.**
- 2. The ECC recommends that the Planning Board require this project to use Dark Sky Lighting and to prohibit any signage on facing the Adirondack Northway as part of the approval process.**

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

Discussion:

The ZBA asked if the ECC would look at a proposed subdivision on Moe Road that came in initially as a conventional subdivision; but is now looking through a cluster subdivision that will require a zoning variance – to see what comments the ECC may have on this proposed project. The ZBA is requesting advisory comments from OSC, ECC, etc. to help them weigh their decision.

Applicant requests an area variance to propose a cluster subdivision on a 6.1-acre parcel. Town Code Section 179-35 B. (1) (a) Total land area included in the proposed subdivision or contiguously held by the owner, whichever is greater, is 20 acres or more. The current lot size is 6.1 acres - Area variance requested is 13.9 acres.

ECC Comments:

- 1. The ECC has concluded that the proposed benefit is not sufficient to offset the undesirable change in the neighborhood caused by the increased density of the proposed cluster subdivision. Furthermore, the ECC believes the benefits can be achieved by other means feasible to the applicant such as single-family homes. Single family homes would be consistent with the current character of the neighborhood.**
- 2. The ECC perceives several issues due to the increased density of the cluster subdivision such as lighting pollution, noise, water and sewer, traffic, etc. which can be detrimental to the health, safety, and welfare of the community.**

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

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The meeting was adjourned at 10:00 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk
Planning Director