



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: **Monday, March 18th, 2024**

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

PRESENT: Scott Reese, James Ruhl, Dan Mathias, Marla Zuarino, Karl Siverling, Dave Alexander, Jean Cottrell, Brian Glick, Michael Christianson

ABSENT:

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Monday April 1st, 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 on February 21, 2024:

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.

ECC Comments:

1. **The ECC notes that there are still significant stormwater management design issues that have yet to be addressed to our satisfaction.**

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

New Business – *None*

Discussion: - *None*

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The meeting was adjourned at 0:00 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk
Planning Director