



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, April 1st, 2024

CALL TO ORDER:

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

PRESENT:

Scott Reese, James Ruhl, Dan Mathias, Marla Zuarino, Jean Cottrell, Brian Glick

ABSENT:

Karl Siverling, Dave Alexander, Michael Christianson

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Monday April 15th, 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 –

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

SBL: 272.9-1-19

4 Fire Road Plaza Redevelopment, 4 Fire RD

Zoned: TC3 - General Zone, Status: Revised Preliminary
Citizenserve File Number: 23-001306, Application Number: SPR24-000017
Applicant: Erin Ozbay, Consultant: Lansing Engineering, PC - Andrew Masullo

ECC Comments:

- 1. The ECC has no comments at this time.**

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

New Business –

#2024-015 610 Tanner Road Site Plan Amendment

SBL: 270.-2-3.11

#2024-015 610 Tanner Road Site Plan Amendment, 610 Tanner RD, Zoned: B5 - Corporate Commerce, Status: Preliminary

Citizenserve File Number: 24-000334, Application Number: SPR24-000018

Applicant: Richard Mollnow / Sunshine Landscaping, Consultant: N/A

ECC Comments:

- 1. Per 208-54 space and bulk standards C. Buffer the Town Code calls for an established minimum ten-foot planted buffer along the rear and side property lines of all parcels. The planting plan as proposed is insufficient to meet the standard. There is additional Town Code guidance regarding landscaping which the Planning Board should consider contained in 208-55 development standards B. Landscaping.**
- 2. Per 208-54 space and bulk standards B. Lot coverage “Structures, 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 50% of the total lot area.” The proposed plan appears to exceed this standard.**
- 3. The ECC requests the applicant to show the existing and proposed greenspace to verify that the property will meet the Town Code.**
- 4. The ECC requests that the Planning Board require the applicant to place markers indicating the boundaries of the ACOE wetlands.**

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

Discussion: - *None*

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The meeting was adjourned at 8:00 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk
Planning Director