



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 15th, 2024

CALL TO ORDER:

James Ruhl, called the meeting to order at 7:00 PM

PRESENT:

Scott Reese, James Ruhl, Marla Zuarino, Jean Cottrell, Dave Alexander, Michael Christianson

ABSENT:

Brian Glick, Karl Siverling, Dan Mathias

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Monday May 6th, 2024**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

Zoning Board – None

Planning Board

Public Hearings –

#2024-007 99 Wood Rd Private Warehouse SUP and Site Plan

SBL: 250.-2-48

Construction of a 3,000 square foot private warehouse building, 99 Wood RD

Zoned: L2 - Light Industrial 2, Status: Preliminary

Applicant: N. LaFond Company, LLC, Consultant: Lansing Engineering, PC – N. Winchester

ECC Comments:

- 1. The ECC recommends that appropriate town authorities investigate and as needed impose the maximum penalty or levy because this property was prematurely cleared without Town authorization.**
- 2. The ECC also recommends that the Planning Board not proceed with any more consideration of this site plan until the problems with premature clearing of the site are resolved.**
- 3. The ECC is concerned about the proposed utilization of this site as a truck maintenance facility as it pertains to potential automotive fluids into the adjacent NYSDEC wetlands. The application should provide plans to mitigate any potential hazards and or spills to the wetlands.**

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

Old Business –

#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: Revised Preliminary

Applicant: Consultant: EDP – G. Vuillaume

ECC Comments:

- 1. The ECC notes that the applicant has not responded sufficiently to the ECC comments made on February 21, 2024.**
- 2. The ECC requests a photometric plan that stresses the light spillage that would impact traffic and safety of the Northway.**

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

New Business –

#2024-015 Route 9 Convenience Store w/ Fuel Site Plan

SBL: 266.3-3-10.1,

Route 9 Convenience Store w/Fuel, Us Rt 9, Zoned: B4A - Highway Business/Restricted Retail

Status: Concept

Applicant: N/A, Consultant: Bohler Engineering, PLLC – C. Mlodzianowski

ECC Comments:

- 1. The ECC notes that this proposal is located over the Colonie Aquifer and therefore will require significant planning to ensure the protection of this vital underground resource.**

- 2. The ECC requires that the applicant meet the latest NYSDEC and Federal Standards for the proposed gas and diesel tanks.**
- 3. The ECC notes that the plans do not permit for appropriate escape lane / emergency egress around the drive thru and diesel pump island.**

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

#2024-016 87 Hubbs Road Professional Office Site Plan

SBL: 258.-1-16.1

87 Hubbs Road Professional Office, 87 Hubbs RD, Zoned: CR, Status: Concept

Applicant: Witecki, Glenn, Consultant: N/A

ECC Comments:

- 1. The ECC has no concerns for this project as proposed at this time.**

Mike Christianson 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 8:40 PM.

Respectfully submitted,
James Ruhl

cc: Clifton Park Town Clerk
Planning Director