



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, May 21<sup>st</sup>, 2024**

CALL TO ORDER:

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

PRESENT:

Scott Reese, James Ruhl, Brian Glick, Karl Siverling, Dan Mathias, Marla Zuarino, Michael Christianson

ABSENT:

Jean Cottrell, Dave Alexander

**ANNOUNCEMENTS:**

- Next meeting: The next ECC meeting will be **Monday June 4<sup>th</sup>, 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 –

**#2023-008 Bass Pro Shops Store Site Plan**

SBL: 272.-1-11

Proposed construction of a Bass Pro Shops Store, 400 Clifton Park Center RD

Zoned: TC1 - Highway Zone, Status: Final

Applicant: Bass Pro Shops, Consultant: A. Neuroth

**ECC Comments:**

- 1. The ECC notes that Roof signage is not permitted by Town Code. Because this project will significantly alter the skyline of Clifton Park Town Center, the ECC recommends that no roof signage be permitted. Furthermore, the ECC notes that Town Code limits wall signage to two wall signs. The ECC recommends that this project conforms to these requirements in order to limit the amount of light pollution that will impact the surrounding residential area.**
- 2. The ECC notes that the applicant has provided a lighting plan which details what lighting will be used to illuminate the building. The ECC requests that the Planning Board requests that the Town Engineer review this plan to ensure that the lighting will be consistent with surrounding usage.**
- 3. The current design includes an underground infiltration system and an overflow connection to the outlet that crosses under Clifton Park Center Road. This waterway eventually connects with the Town of Clifton Park Barney Road as well as the Town of Colonie Stoney Creek Reservoir. The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.**
- 4. The ECC notes that the fire suppression water tower is directly adjacent to the fire access turn around road. If a vehicle should access this turnaround there is a risk of the fire tower being struck. The ECC recommends that the fire tower be protected by a collision barrier.**

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

**#2023-032 Ushers Knob Business Park**

SBL: 259.-2-70

Proposed 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: Revised Preliminary

Applicant: 1743 Route 9 LLC, Consultant: EDP

**ECC Comments:**

- 1. The ECC continues to be concerned that the project is surrounded on three sides by extremely steep sided ravines. The applicant has indicated that a Geo-technical Report has been conducted but it does not appear in the document folder. The slope safe setback line is indicated on the plan. The issue is that the construction directly abut this line and there is no margin of error should an erosion event occur.**
- 2. The ECC wishes to reinforce its statements of February 5th, 2024. Due to the soft, sandy, steep, soils that dominate the site, the ECC requests that the detailed geo-**

**technical study be provided to the Planning Board and the ECC for evaluation. At a minimum, the study should provide detailed information as to construction and structural setbacks and limitations plus drainage requirements to avoid soil erosion. The Planning Board should not issue any type of routine 'lead agency' and/or "negative declaration" of this Type I (full EAF) project until this Geo-technical study is completed and perused by the ECC and the Planning Board. This study may reveal the necessity for a Positive SEQR Declaration for the project.**

- 3. In addition, the ECC strongly recommends that some or all of the Planning Board members visit the site to confirm its vulnerable and delicate character as previously described.**
- 4. The ECC reiterates 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 including the slope safe setback line. 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.**

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

#### **#2024-015 Route 9 Convenience Store w/Fuel**

SBL: 266.3-3-10.1

Proposed Construction of a Convenience Store w/Fuel, Us Rt 9

Zoned: B4A - Highway Business/Restricted Retail, Status: Revised Concept

Applicant: Prestige Petroleum Corporation, Consultant: Bohler Engineering

#### **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 requests that a planting plan be developed for the future submittal. In addition, the plan should include a vegetative buffer (e.g. evergreen trees) between the stormwater management area and the western lot line adjacent to the Adirondack Northway.**

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

New Business –

**#2024-022 Phillips Clifton Country Road Apartments**

SBL: 271.-3-47.122

Proposed construction of Apartment Building, Clifton Country RD, Zoned: TC2 - Edge Zone  
Status: Concept

Applicant: Atrium Properties Consultant: EDP G. Vuillaume

**ECC Comments:**

- 1. The Clifton Park Center Town Plan was predicated on the idea that development would provide “an attractive mix of green lawns, park space, shade trees, multi-use paths, activity areas, and civic uses for public enjoyment.” This project is in complete conflict with the purpose of the Town Center Plan.**
- 2. The closeness of this proposed building to existing office buildings inhibits light, vegetation, air circulation, and visual appeal of the Town Center. This proposed project creates an undue adverse effect on adjacent properties.**
- 3. This project eliminates all green space on the outer edge of the Town Center District along Clifton Park Center Road.**
- 4. The proposed parking for this project is inadequate and impractical for residents of the complex and existing businesses.**

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

**#2024-023 28 Synergy Park Drive Warehouse**

SBL: 265.-5-11

Proposed construction of a 50,000 SF Warehouse, 28 Synergy Park DR  
Zoned: B5 - Corporate Commerce, Status: Concept

Applicant Synergy Park LLC Consultant: ABD Engineers, LLP – J. Hitchcock

**ECC Comments:**

- 1. No comments at this time.**

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

**Discussion:** - *None*

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The meeting was adjourned at 9:00 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk  
Planning Director