



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 Christensen

Anne Dillenbeck

## FINAL

MINUTES:

**Monday, September 30<sup>th</sup>, 2024**

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, Jean Cottrell, James Ruhl, Dave Alexander

ABSENT:

Brian Glick, Michael Christensen, Anne Dillenbeck, Karl Siverling, Marla Zuarino

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Wednesday October 16<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 –

**#2023-016 1019 Route 146 Gas Station and Convenience Store**

SBL: 271.-1-11

Construction of Gas Station and Store, 1019 Rt 146, Zoned: B3 - Neighborhood Business,

Status: Final

Applicant: M & M Food Mart, Consultant: Nolan Engineering, PLLC – R. Nolan

**ECC Comments:**

- 1. In general, the ECC observes the liquid load of this site for fuel and water is on extremely unstable soils on a very small site. Geotechnical Engineers must take these variables into a collective evaluation of this site for environmental integrity of the area.**
- 2. The ECC requests the applicant to move the underground gas tanks further away from the Dwaas Kill to maximum extent practicable (i.e. Further away from the 50-foot buffer line to ensure minimum disruption to the Dwaas Kill.)**
- 3. The ECC notes the expansion of the current fuel storage capacity resulting in additional geotechnical pressure on the downhill slope leading to the Dwaas Kill. Therefore, the ECC requests engineering comment from a Geotechnical Engineer that ensures the integrity of the slope.**
- 4. In order to minimize erosion from the underground stormwater management area, the ECC recommends that the outfall be tied into the existing stormwater structure along NY Rt 146. This will provide for a single outfall into the Dwaas Kill, instead of the steep embankment.**
- 5. The ECC requests the Stormwater Management Officer to review the stormwater management area to ensure it is compliant with all codes prior to approval.**
- 6. The ECC notes that this is a Hot Spot as per NYSDEC and infiltration is not an allowed practice for stormwater management. Therefore, the ECC requests that the plans include oil / water separators and or appropriate filters prior to the stormwater management area.**
- 7. Because this has been determined to be a Hot Spot area by the NYSDEC, the ECC requests that the future submission address how applicable EPA & NYSDEC regulations and standards for this application will be followed. The ECC requests the applicant to supply the removal plan and soil and water testing plans for the existing underground fuel storage tanks. The proximity of these tanks to the Dwaas Kill necessitates that the ECC examine soil and ground water conditions for historic fuel leakage. Therefore, the ECC requests that the applicant provides all such information related to the tanks in your possession.**
- 8. All of the above items should be done in completion to the satisfaction of the Planning Board prior to approval.**

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

New Business –

**#2024-037 675 Mac Elroy Rd 5 Lot Subdivision**

SBL: 258.-2-3.11

Subdivide a 22.22 +/- acre lot with 2 existing homes into 5 lots, 675 Mac Elroy RD

Zoned: CR - Conservation Residential, Status: Concept

Applicant: C&J Property Holdings, LLC, Consultant: GVG Land Surveyor, PLLC - K Weed

**ECC Comments:**

1. **The ECC has concluded that the calculation used to determine buildable lots is incorrect. The ECC notes that the unconstrained land should include the LC Zone and NYSDEC adjacent areas.** The ECC requests that the Zoning Administrator review the calculation and make a determination as to the proper number of permitted units.
2. **The applicant must indicate on the plan by shading the area of unconstrained land that will be placed in permanent open space as per the Town Code.**
3. **The applicant should indicate whether the permanent open space will be publicly or privately held.**

James Ruhl 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 8:45 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director