



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:

**Wednesday, October 16, 2024**

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, James Ruhl, Dave Alexander, Karl Siverling, Marla Zuarino

ABSENT:

Jean Cottrell, Brian Glick, Michael Christensen, Anne Dillenbeck

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Monday November 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 –

#### **#2024-008 Route 9 Telecommunications Tower Site Plan**

SBL: 266.3-3-20

Construction of a Telecommunications Tower, Us Rt 9 Rear, Zoned: B3 - Neighborhood Business Status: Final

Applicant: Cellco dba Verizon Wireless, Consultant: Tectonic Engineering

**ECC Comments:**

- 1. The ECC has no comments**

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

Old Business –

**#2018-020 The Hamlet of Clifton Park Apartments Site Plan**

SBL: 271.-3-48

Construction of an apartment building, 457 Clifton Park Center Rd, Zoned: TC2 - Edge Zone  
Status: Preliminary

Applicant: The Hamlet at Clifton Park LLC, Consultant: EDP – J. Dannible

**ECC Comments:**

- 1. The ECC requests that the applicant demarcate on the map the LC Zone along the banks of Stony Creek.**
- 2. The purpose of the Town Center Zoning Code is to provide an attractive mix of green lawns, park space, shade trees, multi-use paths, activity areas and civic uses for the public enjoyment. The ECC recommends that the Planning Board require the applicant to implement a multi-use path along Clifton Park Center Road and Clifton Country Road.**
- 3. The ECC notes that the current plan does not include park space and / or activity areas and civic uses for the public enjoyment. The ECC recommends that the planning board require these amenities in keeping with the Town Center Master Plan.**
- 4. The ECC requests that the applicant provides a lighting plan for the site consistent with the International Dark Sky Standards.**

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

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

SBL: 272.9-1-19

Revised Submission per TDE and Town Comments, 4 Fire RD, Zoned: TC3 - General Zone  
Status: Revised Preliminary

Applicant: Erin Ozbay, Consultant: Lansing Engineering, PC

**ECC Comments:**

- 1. The ECC continues to be concerned about the overall impact of the new traffic pattern that is created with this design. For example, the tight right turn into the drive thru lane from Fire Road, the fact that the handicap patrons would have to cross in front of the drive thru traffic, pedestrians would be crossing by the tight turn in entrance to the drive thru, patrons in the outdoor seating area would be in close proximity to vehicular traffic and possibly risk of injury, increased traffic exiting to Fire Road may back up into the lot. The traffic pattern as proposed is**

similar to the Key Bank location at NY Rt 146 and NY Rt 9 intersection. The access from Rt 9 into the parking lot was closed off due to its hazardous nature. The ECC recommends that the traffic pattern be reconfigured to avoid potential danger to vehicles entering and exiting the site.

2. The ECC notes that the applicant has proposed a vegetative buffer along the drive thru that borders Rt 146. Due to cross traffic lighting from opposing vehicles in the drive thru that are facing westbound vehicles on NY Rt 146, the ECC maintains that this buffer is inadequate.

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

#### **#2024-031 Riverview Road Convenient Store Site Plan**

SBL: 269.19-1-43.1

Construction of 5,400 SF commercial structure and fuel canopy, Riverview Rd

Zoned: HM - Hamlet Mixed Use, Status: Preliminary

Applicant: Arjuns Estate, LLC, Consultant: GPI, J Montagne

#### **ECC Comments:**

1. **For the disturbances in the LC Zone The ECC recommends:**
  - a. Applicant to create a park like atmosphere
  - b. Keep the mature trees (12”+ DBH) as much as possible in the clearing where utilities and path is being proposed.
  - c. The picnic tables should be located outside the LC Zone.
  - d. Add a stub from the existing sidewalk.
  - e. The applicant has indicated that the hydrodynamic separator will be installed to protect the adjacent stream from hydrocarbons that may discharge from this site.
  - f. The ECC suggest that the applicant consider additional plantings in the LC Zone to improve the natural appearance of the site.
  
2. **Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow**

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

#### **#2024-033 64 Van Patten Warehouse Addition Site Plan**

SBL: 259.-2-85.1

Construction of a Warehouse Addition, 64 Van Patten DR, Zoned: L1 - Light Industrial 1

Status: Revised Preliminary

Applicant: Fiacco Michael, Consultant: ABD Engineers – J Hitchcock, Jr

**ECC Comments:**

- 1. Due to the addition of the Fire Access Road, the ECC recommends that the applicant install additional plantings along Van Patten Drive in order to provide an adequate, native vegetative buffer.**

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

New Business –

**#2024-039 107 Pierce Rd. Change in tenancy from warehouse to recreational facility Site Plan**

SBL: 259.-2-52

Change in tenancy from warehouse to recreational facility, 107 Pierce Rd, Zoned: L1 - Light Industrial 1 Status: Concept

Applicant: Spa City Volleyball Club, Consultant: Lansing Engineering, PC – M. Robertson

**ECC Comments:**

- 1. The ECC observes that the proposed parking for the proposed use is significantly inadequate. The site is already an industrial site and is already space constrained.**

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

Discussion: - *None*

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The meeting was adjourned at 9:10 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director