



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, November 4, 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, Anne Dillenbeck,

ABSENT: Karl Siverling, Marla Zuarino, Brian Glick, Michael Christensen,

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Monday November 18th, 2024**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

Zoning Board – None

Planning Board

Public Hearings –

#2024-037 675 Mac Elroy Rd 5 Lot Subdivision

SBL: 258.-2-3.11

Subdivide a 22.22 +/- acre lot with existing home into 5 lots., 675 Mac Elroy Rd

Zoned: CR - Conservation Residential, Status: Preliminary

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

ECC Comments:

- 1. The ECC recommends that the permanent open space be publicly held in order to ensure orderly enforcement of the deed restrictions.**
- 2. The ECC recommends that the applicant implement split rail fencing along the border of the deed restricted open space in order to clearly delineate the boundaries of this protected area without impeding wildlife movements.**

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

Old Business –

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

SBL: 271.-1-11

Site Plan Submission for Project at 1019 Route 146, 1019 Rt 146, Zoned: B3 - Neighborhood Business Status: Final

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

ECC Comments:

- 1. The ECC would like to recommend that the traffic study be updated to explore any changes to the proposed site traffic pattern.**
- 2. 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.**
- 3. 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.) Moving the gas tanks to the west side of the property would lessen the potential for environmental impact to the Dwaas Kill in the event of an accident (e.g. a gas spill).**
- 4. 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.**
- 5. 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.**
- 6. The ECC requests the Stormwater Management Officer to review the stormwater management area to ensure it is compliant with all codes prior to approval.**
- 7. 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.**

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

#2024-046 Pierce Road Medical Building (Smile Lodge) Site Plan

SBL: 265.-1-12.13

Proposed construction of a 16,000-sf medical building on 8.07 acres within an existing office park Pierce Rd, Zoned: L1 - Light Industrial 1, Status: Concept

Applicant: Dwaas Kill Fens, LLC, Consultant: EDP Partnership – G. Vuillaume

ECC Comments:

- 1. The ECC requests that the applicant indicate where, if any, outside medical waste storage will be located.**

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

#2024-047 700 Carlton Rd 3 Lot Subdivision

SBL: 265.-1-92

Proposed subdivision of a 3.24-acre parcel into 3 separate lots. 700 Carlton Rd, Zoned: R1 - Residential Status: Concept

Applicant: W. Beale, Consultant: Lansing Engineering, PC – C. Lansing

ECC Comments:

- 1. The ECC recommends that the applicant remove the existing crushed stone driveway.**

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

Discussion: - None

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The meeting was adjourned at 8:30 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director