



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, November 20, 2024

CALL TO ORDER:

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

PRESENT:

Scott Reese, Dan Mathias, Jean Cottrell, James Ruhl, Karl Siverling, Marla Zuarino, Michael Christensen

ABSENT:

Dave Alexander, Anne Dillenbeck, Brian Glick,

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Monday December 2nd, 2024**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

Zoning Board – None

Planning Board

Public Hearings –

#2023-011 967 Riverview Road 3 Lot Subdivision (Lee)

SBL: 269.-3-28

Three lot subdivision, 967 Riverview RD, Zoned: HR - Hamlet Residential, Status: Revised Preliminary

Applicant: Virginia Lee Consultant: Ingalls & Associates, LLP – C. Pagan

ECC Comments:

- 1. The applicant shall label the plan with the type of wetland (e.g. ACOE / NYSDEC).**
- 2. The ECC notes that sensitive environments exist on the project site, thus there is a potential for environmental impacts to these areas. As such the Applicant's Drainage, and Erosion Control Plans should be protective of these environments, during construction and occupation of the project. The ECC recommends careful review of these plans by the Town Engineer.**

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

Old Business –

#2024-023 17 Synergy Park Drive Warehouse Site Plan

SBL: 265.-5-11

50,000 SF Warehouse, 17 Synergy Park DR, Zoned: B5 - Corporate Commerce

Status: Revised Preliminary

Applicant: Synergy Park, LLC Consultant: ABD, Engineering, J. Hitchcock

ECC Comments:

- 1. The ECC requests the applicant to provide a light plan with a future submission. The lighting plan should be in compliance with International Dark Sky Standards.**

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

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

SBL: 266.3-3-10.1

Automobile service station and convenience store with drive-thru, Us Rt 9

Zoned: B4A - Highway Business/Restricted Retail, Status: Preliminary

Applicant: Prestige Petroleum Corporation Consultant: Bohler Engineering, 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 previously requested that the applicant provide a planting plan for the future submittal. No plan has been submitted to date. 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. The ECC recommends that the Planning Board withhold approval until a Planting Plan is submitted.**
- 4. 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

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

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

SBL: 259.-2-52

Change in Tenancy, 107 Pierce RD, Zoned: L1 - Light Industrial 1, Status: Revised Preliminary Applicant: Spa City Volleyball Club, LLC 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. In the event the second building is utilized constrained parking will become a more significant issue.**

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

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

SBL: 271.-3-48

48 Unit Multi-family building, 457 Clifton Park Center RD , Zoned: TC2 - Edge Zone Status: Revised Preliminary Applicant: The Windsor Companies Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC previously requested that the applicant demarcate on the map the LC Zone along the banks of Stony Creek. This is not shown on the current plan. The ECC requests that the applicant provide a plan that shows the required 50 foot buffer.**
- 2. The ECC previously requested that the applicant provide a lighting plan for the site consistent with the International Dark Sky Standards. This is not shown on the current plan. The ECC requests that the applicant provide a plan that shows the intended lighting for this site.**
- 3. The ECC recommends that the applicant perform a traffic study of the proposed entrance to the project. Particular focus should be made on the safety of the crosswalk immediately adjacent to the proposed driveway.**

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

New Business –

#2024-049 7 Maxwell Drive Commercial Building w/drive-thru Site Plan

SBL: 271.-3-74.222

20000 sf mixed commercial building with a drive-thru, 7 Maxwell DR, Zoned: TC4 - Transition Zone, Status: Concept

Applicant: DCG Development Company, Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC notes that the property line is directly adjacent to Maxwell Drive. Therefore, the ECC requests that the reviewing Town Engineer determine whether the proposed building setback is appropriate for this location. Particular attention should be paid to the adequacy of the proposed walkways.**

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

#2024-050 TB Recommendation on removal of deed restrictions related to KBB Habitat area Amendment

SBL: 259.-2-115.1

TB recommendation on removal of deed restrictions related to KBB Habitat area, 26 Wood RD Zoned: L1 - Light Industrial 1, Status: Amendment

Citizenserve File Number: 24-001842, Application Number: SPR24-000051

Applicant: DCG Development Company, Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC recognizes and accepts the determination of the NYSDEC and concurs with the elimination of the deed restriction. Furthermore, the ECC requests that the applicant considers including pollinator habitat in any future development of this site as part of any landscaping plan.**

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

Discussion:

- 1. The ECC would like the Planning Board to recognize the loss of an important environmental habitat in the eastern part of the Town. The elimination of the Karner Blue Butterfly habitat is a prime example. Therefore, we encourage future evaluations of proposed projects to include the establishment and protection of vital pollinator habitats.**

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

Michael Christianson announced that he has moved out of the Town of Clifton Park and will no longer be able to serve on the Commission.

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The meeting was adjourned at 8:50 PM.
Respectfully submitted,
Dan Mathias
cc: Clifton Park Town Clerk, Planning Director