



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

Anne Dillenbeck

Mary Anne Mariotti

FINAL

MINUTES: **Monday, January 6th, 2025**

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, Karl Siverling, Anne Dillenbeck, Brian Glick

ABSENT: Marla Zuarino, Mary Anne Mariotti

GUEST: Drew Cottrell

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be **Tuesday January 21st, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

Zoning Board – *None*

Planning Board

Public Hearings –

#2024-047 700 Carlton Rd 3 Lot Subdivision

SBL: 265.-1-92

Subdivision of an existing 3.24-acre parcel into 3 lots. 700 Carlton RD, Zoned: R1 – Residential

Status: Preliminary

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

ECC Comments:

- 1. The ECC recommends that the applicant implement environmental signage indicating the 100-foot adjacent area from the NYSDEC Wetlands. The ECC recommends that the Planning Board require a deed restriction on Lot 2 indicating that there is an environmentally protected area on the lot and the property owner is prohibited from the construction of structures or land disturbances.**
- 2. The project is located in an area which may be impacted by railroad activity. Impacts may include noise or vibration at any time day or night.**
- 3. The ECC recommends that the applicant consider relocating the structure on Lot #1 to alleviate potential hydrostatic pressure on the foundation.**

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

Old Business –

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

SBL: 271.-1-11

Construction of Convenience store w/fuel, 146, 1019 Rt 146, Zoned: B3 - Neighborhood Business Status: Final

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

ECC Comments:

- 1. 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.**
- 2. The ECC requests the Stormwater Management Officer to review the stormwater management area to ensure it is compliant with all codes prior to approval.**
- 3. 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.**
- 4. The ECC recommends that the applicant include an easement for a pedestrian sidewalk that would connect with the existing sidewalk at the traffic circle and any potential sidewalk installed by the Park West development.**
- 5. The tree and vegetation planting plan should at a minimum be as robust as shown on the applicants current plans (dated 12/12/24).**

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

#2024-037 675 Mac Elroy Rd 5 Lot Subdivision

SBL: 258.-2-3.11

Proposed subdivision of a 22.22 +/- acre lot with existing home into 5 lots., 675 Mac Elroy RD

Zoned: CR - Conservation Residential, Status: Revised Preliminary

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

ECC Comments:

- 1. The ECC recommends that the Planning Board include the provision for environmental signage along the border of the deed restricted open space in order to clearly delineate the boundaries of this protected area without impeding wildlife movements as a final provision in the approval.**

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

New Business –

#2024-056 2042 Route 9 Garage Addition Site Plan

SBL: 259.-2-80

Addition of new garage space onto existing garage structure, 2042 Us Rt 9

Zoned: L2 - Light Industrial 2, Status: Preliminary

Applicant: Mackey Automotive, Consultant: IBL ENGINEERING – N. Tisenchek

ECC Comments:

- 1. Per Town Code chapter 208-69.1 B. The ECC requests the applicant show the 100-foot adjacent area of the NYSDEC Wetlands. The applicant shall contact the NYSDEC to verify the exact location of the wetland boundaries and regulated adjacent areas. A copy of this shall be provided to the Planning Department.**
- 2. Per Town Code 208-69.2 A. No building or structure shall be built, expanded, or altered for any purpose within the areas depicted on the Official Zoning Map as L-C except under certain circumstances (see Town Code). It appears that this proposal does not qualify as an exception.**

Brian Glick made a motion to adopt this statement, seconded by Dave Alexander, 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