



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

DRAFT

MINUTES:

Tuesday, February 18th, 2025

CALL TO ORDER:

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

PRESENT:

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

ABSENT:

Anne Dillenbeck, Dave Alexander, Mary Anne Mariotti, Brian Glick

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, March 3rd, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer was present to explain the project applications.

Planning Board

Public Hearings – *None*

Old Business –

#2024-015 Route 9 Convenience Store w/Fuel

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: Revised Preliminary

Applicant: Prestige Petroleum Corporation, Consultant: Bohler Engineering

ECC Comments:

1. **The ECC has reviewed the planting plan. Given the layout of the site plan, and the proximity to other commercial businesses, the ECC recommends additional plantings on the North border of the property.**
2. **In addition, the Landscape Plan will need to address Town Code Chapter 208-50.5 Landscaping. "The property margins at the sides from the front building line to the rear property line shall be planted with trees and shrubs for a width of not less than 15 feet." Currently there are only five proposed trees along the southern property line and there is only one proposed planting along the northern property line. The ECC recommends non-deciduous trees in the planting plan.**
3. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation and/or use landscaping and grading to provide visual and auditory buffering between the project and the Northway.**

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

#2025-004 Phillips Clifton Country Road Apartments

SBL: 271.-3-47.122

Applicant is proposing to construct a 33-unit apartment building, Clifton Country RD,

Zoned: TC2 - Edge Zone, Status: Revised Concept

Applicant: Plank Road Centre Consultant: EDP – G. Vuillaume

ECC Comments:

1. **The Clifton Park Center Town Plan was predicated on the idea that development would provide “an attractive mix of green lawns, park space, shade trees, multi-use paths, activity areas, and civic uses for public enjoyment.” This project is in complete conflict with the purpose of the Town Center Plan.**
2. **The closeness of this proposed building to existing office buildings inhibits light, vegetation, air circulation, and visual appeal of the Town Center. This proposed project creates an undue adverse effect on adjacent properties. The proposed apartment building height excessively shades adjacent building.**
3. **This project eliminates all green space on the outer edge of the Town Center District along Clifton Park Center Road.**
4. **The proposed parking for this project is inadequate and impractical for residents of the complex and existing businesses.**
5. **The proposed parking area on the west side of the project does not meet the side street setback of 35 feet. This parking area is also situated on top of a stormwater management location with pre-existing flooding conditions.**
6. **The ECC notes a history of vehicular accidents in the Clifton Park Center Road corridor bordering this project, therefore, we request a comprehensive traffic study for the safety of the residents with emphasis on the intersection of Clifton Country Road and Clifton Park Center Road.**
7. **The ECC requests hydrological engineering data on the existing seasonal high ground water table in the area of the proposed underground detention basin.**
8. **The ECC requests a thorough lighting plan due to the concerns of light pollution from a three-story building that would impact the two-story residences across the street.**

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

New Business –

#2025-005 Wood Rd Outdoor Soccer Training & Fitness Facility

SBL: 250.-2-1.1

Outdoor Soccer Training & Fitness Facility, Wood RD, Zoned: L2 - Light Industrial 2, Status: Concept

Applicant: Cassroots - Slade Jones, Consultant: N/A

ECC Comments:

1. **The ECC notes that the proposed parking area is inadequate for a facility with two full-sized soccer fields and seven smaller practice fields. For example, if two teams are playing on the full-sized fields, there will be a minimum of 44 total player participating. That equates to 44 vehicles that will require parking. Inadequate parking on site will lead to inappropriate parking on Wood and Herlihy roads, a safety concern for attendees and a nuisance for the residents.**
2. **The ECC notes that there are no restroom facilities shown on the plan to accommodate players and spectators. The ECC requests the applicant to include these facilities in their next submission.**
3. **The ECC notes that the proposed project has an existing utility line bisecting this property which may present a safety concern for players and spectators.**
4. **It is noted that there is no fence along Wood Road and NYS Rt 9 for the protection of players and spectators.**

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

Discussion: - 489 Waite Road

Would like to add a 28 x 30 detached metal structure with 12 shed roof off side

1. **The ECC notes that the Town Code specific to the LC zone prohibits the building of structures within a wetland.**

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

* * * * *

The meeting was adjourned at 8:40 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director