



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, March 3rd, 2025**

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

PRESENT: Scott Reese, Dan Mathias, James Ruhl, Marla Zuarino, Mary Anne Mariotti

ABSENT: Anne Dillenbeck, Brian Glick, Karl Siverling, Jean Cottrell, Dave Alexander

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, March 17th, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

Planning Board

Public Hearings – *None*

Old Business –

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

SBL: 271.-1-11

Proposed construction of gas station and convenience store, 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 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.**

Marla Zuarino made a motion to adopt this statement, seconded by Mary Ann Mariotti, all in favor, none opposed.

New Business –**#2025-008 Starpoint Church Parking Expansion Site Plan**

SBL: 277.16-2-21

Starpoint Church parking Expansion, 14 Jarose PL , Zoned: R1 - Residential, Status: Preliminary
Applicant: Starpoint Church, Consultant: ABD Engineers – J. Hitchcock, Jr

ECC Comments:

1. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties. The ECC recommends that project utilize mature and native trees at a minimum of 6 feet in height along the western border of the property in order to provide mature screening for the residence. The ECC recommends that the Planning Board require the applicant to provide a 15-foot vegetative buffer between the western edge of the parking area and the existing residence. Additional plantings should be added along the eastern portion of the new parking area to provide screening for the existing residents on the east side of Jarose Place.**
2. **The ECC requests the Zoning Administrator verify the side yard setback for parking spaces.**
3. **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.**
4. **The ECC notes under Town Code section 208-79 G. (3) Modifications and additions to special uses; Subject to the foregoing any amendment or modification will be limited to a 25% expansion of the improved area subject to the special use. The ECC Notes that the proposed parking increase of 69 spaces is approximately a 33% increase of the permitted special use. This is in addition to the previously approved parking expansion.**
5. **The ECC is concerned with the impact of the additional parking on existing traffic circulation at the intersection of Jarose Place and Grooms Road.**

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

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The meeting was adjourned at 8:00 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director