



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 31<sup>st</sup>, 2025**

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

PRESENT: Scott Reese, Dan Mathias, Jean Cottrell, Dave Alexander, Mary Anne Mariotti, Anne Dillenbeck

ABSENT: James Ruhl, Marla Zuarino, Karl Siverling, Brian Glick

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, April 14<sup>th</sup>, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

Planning Board

Public Hearings – *None*

Old Business –

**#2022-043 287 Ushers Rd Business Park Site Plan**

SBL: 259.-2-37.1

Applicant is proposing to construct 42,000 sf of commercial land use buildings on 7.63 acres 287 Ushers RD, Zoned: L2 - Light Industrial 2, Status: Revised Concept

Applicant: Murnane Building Contractors, Consultant: EDP – G. Vuillaume

**ECC Comments:**

- 1. The ECC requests that the applicant provide exact measurements of proximity of the cell tower to patrons and employees of these businesses as there is a health concern for possible exposure to radiation. The plans should show the fall zone of the existing cell tower. For example, radio frequency waves can potentially interfere with several types of medical devices including pacemakers and insulin pumps.**
- 2. The ECC requests the applicant to provide a light plan with future submission. The lighting plan should be in compliance with International Dark Sky Standards.**
- 3. In keeping with the rural nature of the project area and the recommendations of the Town Comprehensive Plan, the Applicant should retain existing vegetation to the maximum extent practical and use landscaping and grading to provide visual and auditory buffering between the project and Interstate 87. The applicant should indicate where they propose to remove the existing vegetation on the plan.**
- 4. The applicant should indicate where the existing outdoor storage will be relocated. The ECC requests that the applicant provides sufficient screening between the storage area, Ushers Road, and Interstate 87.**
- 5. The ECC reminds the applicant that they should avoid storage of hazardous materials in an outdoor location. The Applicant shall comply with the Town's Hazardous Materials Policy, which can be obtained from the Town Environmental Specialist.**

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

New Business –**#2025-010 1860 Route 9 Flex Warehouse Site Plan**

SBL: 265.-1-89

1860 Rte 9 Warehousing, 1860 Us Rt 9, Zoned: B5 - Corporate Commerce,

Status: Concept

Applicant: Chitty 23, LLC , Consultant: EDP – B. Ragone

**ECC Comments:**

- 1. The ECC notes per Town Code 208-54 D. Height – For any building or structure proposed over 35 feet in height, the Planning Board shall conduct a visual assessment and require the applicant to complete Appendix B of the SEQRA, Visual EAF Addendum for its consideration. The Planning Board should require a line-of-sight profile with control points determined by the Board.**
- 2. The ECC recommends that the Planning Board require the applicant to mitigate the visual impact of the 50 foot structure with mature trees with sufficient height.**
- 3. The ECC requests the applicant to provide a light plan with future submission. The lighting plan should be in compliance with International Dark Sky Standards.**
- 4. The ECC notes that per 208-55 C. Architectural Standards “The architectural design shall consider building facade, including color, and other significant**

**design features such as exterior materials and treatments, roof structures, exposed mechanical equipment and service and storage areas. Architectural block or similar facades, especially along the road frontage, shall be required.”**

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

\* \* \* \* \*

The meeting was adjourned at 8:10 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director