



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, April 14th, 2025**

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

PRESENT: Scott Reese, Dan Mathias, James Ruhl, Jean Cottrell, Mary Anne Mariotti, Brian Glick

ABSENT: Karl Siverling, Dave Alexander, Marla Zuarino, Anne Dillenbeck

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, May 5th, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

Planning Board

Public Hearings – none

Old Business –

#2025-001 26 Wood Rd Multi-Use Industrial Building Site Plan

SBL: 259.-2-115.1

Proposed construct an additional 17,280 sq ft mixed-use building with parking and travel surfaces that connect to the existing development., 26 Wood RD, Zoned: L2 - Light Industrial 2

Status: Preliminary

Applicant: DCG Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC notes that an existing trail ROW is located at the south end of wood road connecting to Ushers Road. The ECC suggests that the Planning Board explore the possibility of a ROW along the front of this project to connect to this previously approved trail.**
- 2. Per Town Code 208-65 C. “There shall be established a minimum twenty-five-foot planted buffer along the rear side property lines of all parcels.” The current planting plan does not show a minimum 25-foot buffer along the rear side property line. The ECC recommends that the Planning Board requires the plan to be modified to reflect this buffer requirement.**

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

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

SBL: 250.-2-1.1

Proposed construction of a soccer field, Wood RD, Zoned: L2 - Light Industrial 2

Status: Preliminary

Applicant: Cassroots Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC notes that the proposed parking area is inadequate for a facility with one full-sized soccer field or three smaller practice fields. For example, if two teams are playing on the full-sized fields, there will be a minimum of 22 total players participating. That potentially equates to 22 vehicles that will require parking, not including substitutes, referees, coaches, and spectators. 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 the proposed parking area has an existing overhead utility line which may present a safety concern for players and spectators. The applicant shall provide information as to the existing clearance of this utility line to ensure that emergency vehicles and/or other trucks can safely access the parking facility.**

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

New Business –

#2025-012 117 Wood Road Office and Warehouse Storage Site Plan

SBL: 250.-2-42

Proposed construction of office and warehouse storage space, 117 Wood RD

Zoned: L2 - Light Industrial 2 Status: Concept

Applicant: Remodel Now, Consultant: N/A

ECC Comments:

- 1. The ECC notes that wetlands of unusual importance are regulated by the NYSDEC. These include wetlands in flood prone areas, wetlands with**

endangered species habitat and vernal pools. The ECC requests the applicant validate that these features are not present.

- 2. 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.**

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

#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street

SBL: 264.-3-94.1

5 Lot Single-family subdivision Main Street, 924 Main ST, Zoned: PDD Status: Concept

Applicant: Country Club Golf LLC Consultant: EDP – J. Dannible

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 between individual residential properties.**

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

#2025-016 VP Golf Club 6 lot Single-family Subdivision Route 146A

SBL: 264.-3-94.1

6 lot Single-family Subdivision Route 146A, 924 Main ST

Zoned: PDD, Status: Concept

Applicant: Country Club Golf LLC, Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC is concerned with the horizontal sight distance at the driveway of Lot 6 and NY Rt 146A. The visibility of vehicles entering and exiting the driveway of Lot 6 is significantly reduced by the curb of NY RT 146A. The speed of vehicles on the curve can make it more difficult to react safely when a vehicle is entering or exiting the driveway. The ECC recommends that the applicant consider an alternative access point for this lot.**
- 2. The ECC notes that wetlands of unusual importance are regulated by the NYSDEC. These include wetlands in flood prone areas, wetlands with endangered species habitat and vernal pools. The ECC requests the applicant validate that these features are not present.**
- 3. 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 between individual residential properties.

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

#2025-017 1910 Route 9 Commercial Buildings Site Plan

SBL: 259.-2-44

Proposed construction of a ready-mix concrete production plant, 1910 Us Rt 9

Zoned: L2 - Light Industrial 2 Status: Concept

Applicant: L. Clemente, Consultant: EDP – G. Vuillaume

ECC Comments:

- 1. The ECC notes that this project is adjacent to the Dwaas Kill a C(T) stream and a 303D protected water way. Concrete plants present several risks including but are not limited to air and water pollution as well as dust exposure. Given the proximity of the concrete plant to the Dwaas Kill the ECC is concerned about potential adverse environmental impacts. The ECC requests that the applicant reconsiders the location of the concrete batch plant further away from the wetland buffers.**
- 2. The ECC notes that wetlands of unusual importance are regulated by the NYSDEC. These include wetlands in flood prone areas, wetlands with endangered species habitat and vernal pools. The ECC requests the applicant validate that these features are not present.**
- 3. The ECC notes that the chemicals used in the mixing of concrete include gravel dust, silicate, and other chemicals harmful to the Dwaas Kill environment. The proposed siting places this sensitive environment in jeopardy from fugitive dust, stormwater runoff and potential catastrophic failures. The ECC requests that the planning board requires a Full SEQRA application when evaluating this project.**
- 4. The ECC requests the applicant provide comprehensive disaster management spill response plan to any of the components that can enter the Dwaas Kill. that may arise**

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

Discussion: The Household Hazardous Waste Day is tentatively scheduled for September 6th, 2025.

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The meeting was adjourned at 9:00 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director