



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, May 19th, 2025**

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

PRESENT: Scott Reese, Dan Mathias, James Ruhl, Jean Cottrell

ABSENT: Marla Zuarino, Karl Siverling, Anne Dillenbeck, Dave Alexander, Mary Anne Mariotti, Brian Glick

ANNOUNCEMENTS:

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

Planning Board

Public Hearings – *None*

Old Business –

#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)

SBL: 265.-5-12

The proposed project includes the clearing and grading associated with the construction of three (3) office/warehouse buildings on 3 separate lots, Kinns RD , Zoned: B5 - Corporate Commerce
Status: Preliminary

Applicant: Synergy Park LLC, Consultant: Lansing Engineering, C.Jarvis

ECC Comments:

- 1. The ECC notes that the complexity of the slopes in the area of Lot A-1 and requests all erosion and water quality controls shall be put in place at the initial phase of site preparation and shall be maintained until all construction ends and soils are stabilized.**

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

#2025-008 Starpoint Church Parking Expansion

SBL: 277.16-2-21

Applicant proposes a Church parking Expansion, 14 Jarose PL , Zoned: R1 Residential, Status: Revised Preliminary

Applicant: Northstar Church, Inc Consultant: ABD Engineers – J. Hitchcock, Jr

ECC Comments:

- 1. The ECC notes that approval for an expansion beyond 25% of the current parking configuration is still pending.**
- 2. Based on the recent levels of precipitation, the ECC notes that the current stormwater infiltration system did not perform adequately, i.e. water was still present after 48 hours in the infiltration basins. Expansion of the parking will exacerbate the drainage problem.**
- 3. The ECC notes that the applicant has not provided detailed landscaping plan, and thus we reiterate “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.” This project will influence the character of the neighborhood and therefore effort should be made to maintain the privacy of the current residents.**

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

New Business – *For June 10, 2025, Planning Board Agenda.*

#2025-006 670/ 674 Plank Road Two Family Dwelling SUP

SBL: 271.8-5-26

Proposed construction of a two family dwelling duplex, 670 Plank Rd, Zoned: R1 – Residential Status: Preliminary

Applicant: Trinity Place & Ten Broeck Consultant: GVG Land Surveyor, PLLC – K. Weed

ECC Comments:

- 1. The proposed site plan shows very little usable outdoor space for duplex homes. Lot 1 is constrained by a utility easement. Lot 2 is constrained by the Federal Wetland**

delineation. The ECC strongly recommends that this project be reduced to single family homes or a single duplex by combining lots 1 and 2.

- 2. The ECC notes the change from single family to duplex homes increases traffic in this vicinity and produces a higher density unsuitable for this busy corner.**
- 3. The ECC notes that while a small area of usable land it will still need to be maintained and equipment used to do this may have ramifications on the wetlands it borders.**

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

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The meeting was adjourned at 8:10PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director