



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, June 16th, 2025**

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

PRESENT: Scott Reese, Dan Mathias, Jean Cottrell, Anne Dillenbeck,
Mary Anne Mariotti, James Ruhl, Karl Siverling, Marla Zuarino

ABSENT: Dave Alexander, Brian Glick

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, June 30th, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

Planning Board

Public Hearings –

#2024-053 100/200 Technology Park Telecommunications Tower SUP

SBL: 271.-4-13

Applicant is proposing a new telecommunications tower, Technology Park (Pvt)

Zoned: B1 - Business Non Retail 1, Status: Final

Applicant: Cellco Partnership dba Verizon Wireless Consultant: Tectonic Engineering

ECC Comments:

- 1. Given the close proximity to the numerous school facilities, the ECC recommends the Applicant present other viable alternatives to help the planning board conclude that the single proposed site is the only viable solution to remedy the service gap.**

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

#2025-008 Starpoint Church Parking Expansion Site Plan

SBL: 277.16-2-21

Applicant is proposing a 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 applicant shall adequately address the stormwater management for the existing and proposed impervious areas on the project site. The existing stormwater management areas are not performing adequately and are impacting downstream neighbors of this property. The additional proposed impervious surface potentially exacerbates the problem unless it is sloped away from the existing stormwater management area or other appropriate designed solution.**

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

Old Business –

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

SBL: 264.-3-94.1

Applicant is proposing a 5-lot residential subdivision, 924 Main Street

Zoned: PDD - Planned Development District, Status: Preliminary

Applicant: Country Club Golf Consultant: Environmental Design Partnership – J. Dannible

ECC Comments:

- 1. After close examination of the site plan, the ECC is concerned that the proposed site drainage pattern based on the topographic map provided will result in possible ponding within the Main Street Right-of-Way.**
- 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 by contacting the NYSDEC.**
- 3. The ECC requests the applicant to plant two new native mature tree plantings per lot as per Town Code. It is recommended that these plantings be along the property line but outside the grass swales.**
- 4. The ECC recommends the applicant consider installing a multi-use trail along Main Street, to continue the existing sidewalk to the north.**

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

#2024-045 1759 Route 9 Automotive Center Site Plan

SBL: 272.1-2-4

Applicant is proposing construction of an Automotive Center, 1759 Us Rt 9

Zoned: B4A - Highway Business/Restricted Retail, Status: Preliminary

Applicant: Amedore Golf Park, LLC, Consultant: Advanced Engineering – N. Costa

ECC Comments:

- 1. The lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design as requested by the Planning Department.**
- 2. The ECC recommends that the signage complies with Town Code Chapter 171.**
- 3. ECC notes that Biette Road is a narrow road that outlets onto a busy state highway. The proposed entrance to this project will potentially significantly increase traffic. Therefore, we recommend a traffic study be performed.**
- 4. The ECC notes that the main entrance to this project will potentially be a shared entrance for Lots 1 and 2. Given the potential for individual ownership of these properties the applicant shall submit a proposed management plan.**
- 5. The ECC notes that car dealerships must adhere with NYS regulations regarding EV battery storage and handling. It is recommended that the Fire Chief review this plan and the potential requirement for specialized fire protection in the event of a lithium battery fire.**
- 6. The ECC requests the existing trees along NY Rt 9, including the Crimson Red Maples near the existing entrance be protected and preserved during construction of this project.**

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

New Business –

#2025-027 Miller Road Flex Space Phase 2 Site Plan

SBL: 270.-2-3.121

Applicant is proposing the development of additional flex space as part of Phase 2 of the project, Rt 146 Zoned: B5 - Corporate Commerce, Status: Concept

Applicant: Miller Road Storage LLC – M. Satterlee

Consultant: Advanced Engineering – N. Costa

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 by contacting the NYSDEC.**

2. **The ECC notes that the applicant has still not rectified the existing vegetative buffer along NY Rt 146 and therefore requests that this omission be rectified before any further additions be made to this property.**
3. **The ECC requests the applicant provide a detailed planting plan to include the visual buffer along NY Rt 146 as well as the 35-foot buffer adjacent along the ACOE wetlands.**
4. **The ECC requests that the exterior design of the new storage buildings be consistent with the exterior of the existing buildings (i.e. an agricultural / farm design).**

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

#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)

SBL: 264.-3-5.1

Applicant is proposing a 5 MWac community solar project, Mac Elroy RD

Zoned: CR - Conservation Residential, Status: Concept

Applicant: Stryker Family Limited, Consultant: Tetra Tech Inc.

ECC Comments:

1. **The ECC requests the applicant provide information regarding grid connectivity and the expected future use of Battery Energy Storage Systems (BESS). If this project cannot function without BESS connectivity, the Planning Board should propose deferring this project until such time as the Town Board has determined project standards for BESS facilities.**
2. **The ECC requests that the Planning Board require the applicant to conform to the NYS Department of Ag and Markets “Guidelines for Solar Energy Projects”.**
3. **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 by contacting the NYSDEC.**
4. **The ECC notes that the plans fail to delineate a service road around the permitter for the panels and the current panels in the northwestern corner do not appear to provide adequate buffer to the wetlands in that section of the parcel.**

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

#2025-029 Village Plaza Apartments Site Plan

SBL: 272.-1-44.1

Applicant is proposing construction of an apartment building, 19 Clifton Country RD

Zoned: B3 - Neighborhood Business, Status: Concept

Applicant: The Windsor Companies, Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC notes that the proposed project incurs into a proposed open space area as shown on the Town Center Zoning Map. The ECC requests that the project concept be adjusted to preserve this open space area.**
- 2. The ECC requests the applicant to preserve all existing mature trees in this area. This is consistent with our Tree City USA Designation.**

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

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The meeting was adjourned at 9:15 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director