



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 30th, 2025**

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

PRESENT: Scott Reese, Dan Mathias, James Ruhl, Jean Cottrell, Dave Alexander, Marla Zuarino

ABSENT: Karl Siverling, Anne Dillenbeck, Mary Anne Mariotti, Brian Glick,

GUEST: Drew Cottrell

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, August 4th, 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 commercial building, 287 Ushers Rd

Zoned: L2 - Light Industrial 2, Status: Preliminary

Applicant: Murnane Builders Consultant: EDP – G. Vuillaume

ECC Comments:

- 1. 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 Marla Zuarino, all in favor, none opposed.

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

SBL: 265.-5-12

Applicant proposes construction of three (3) office/warehouse buildings on 3 separate lots, Kinns Rd Zoned: B5 - Corporate Commerce, Status: Revised Preliminary

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

ECC Comments:

- 1. Plans need to show the 130-foot building setback from the centerline of NY Rt 9.**
- 2. The ECC notes that the proposed buildings will be 30 feet in height. The proposed 6-foot evergreen trees are insufficient to provide proper buffering for this application.**
- 3. The grading plans show proposed grading of the property and into both the State and County Right-of-Ways. The ECC strongly recommends that the Planning Board rejects this grading plan as it eliminates important mature vegetative buffers and adversely impacts stormwater management as well as the screening of an industrial facility.**
- 4. Per 208-65 C. Buffer – ECC notes the Town Code states, “there shall be established a minimum twenty-five-foot planted buffer along the rear and side property lines of all parcels.” It does not appear that this plan meets that standard.**
- 5. The ECC notes that there is no proposed lighting along the backside facing NYS Rt 9. The applicant shall verify if there will be any emergency or exit/entry lighting along this area.**
- 6. The ECC notes that the applicant has neglected to provide plans to show maintenance access to the stormwater management structures. Given that this plan has stormwater management adjacent to ACOE wetlands and outlets into the ACOE wetlands it is imperative to address this issue prior to approval.**

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

New Business – none

Discussion: Pet Aquamation Zoning Interpretation – Drew Cottrell

BESS System Moratorium – ECC expresses interest in participating in continuing discussions on the possible Town Code additions on the handling of proposed BESS systems in the Town of Clifton Park.

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The meeting was adjourned at 8:30 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director