



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, August 4<sup>th</sup>, 2025**

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

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

ABSENT: Brian Glick

GUESTS: Drew Cottrell

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Wednesday, September 3<sup>rd</sup>, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.
- **HOUSEHOLD HAZARDOUS WASTE DAY – SEPTEMBER 6<sup>TH</sup> 2025 - 8:00-2:00**

### 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 buildings on 7.63 acres, 287 Ushers Rd Zoned: L2 - Light Industrial 2, Status: Revised Preliminary  
Applicant: Murnane Builders, Consultant: EDP – G. Vuillaume

**ECC Comments:**

- 1. The traffic analysis does not document existing conditions. Only the incremental trips are estimated from this project. Therefore, current problems are not considered in this analysis. Traffic analysis should include data from the current traffic volumes.**
- 2. In addition, there are proposed projects that will add to the existing traffic volumes at the Exit 10 intersection. For example, there is a project at 1910 US Route 9 which will add additional volumes of commercial trucks accessing the Northway at Exit 10. The Planning Board should request a complete traffic study that includes data, traffic service, existing volume and proposed projects that would utilize this access to the Northway.**

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

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

SBL: 271.8-5-26, 271.8-5-25

Applicant proposes to construct a duplex on each lot, 670/674 Plank Rd, Zoned: R1

Status: Revised 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 there is 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.**
- 4. The applicant shall show a grading plan so it shows that there will be no impact to the ACOE Wetlands. The ECC notes that the topography slopes downhill from Plank Road into the wetlands. Therefore, any runoff must navigate around the two building structures as well as at least one driveway. It is imperative that the applicant demonstrate how the grading plan will accommodate this runoff to protect the ACOE Wetlands (and the building foundations).**
- 5. The ECC notes that there is no test pit data indicating the seasonal high ground water level adjacent to the wetlands. Per Town Building Code the foundation is required to be two feet higher than the seasonal high ground water level.**

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

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

SBL: 250.-2-42

Applicant proposes building a new 60X175 office and warehouse storage space, 117 Wood Rd  
Zoned: L2 - Light Industrial 2, Status: Revised Preliminary

Applicant: Remodel Now    Consultant: Empire Engineering, PLLC – C. Longo

**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. The ECC notes that the proposed building is 43 feet in height. However, the current planting plan only has 5-foot-tall spruce trees proposed along the front of the property. The ECC recommends installation of taller trees to mitigate this building on this rural road.**

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

New Business –

**#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)**

SBL: 272.-1-27.11

Applicant proposes subdivision and redevelopment of site with a new quick serve restaurant with drive thru and a new coffee kiosk with drive thru, 811 Rt 146 , Zoned: TC6 - Boulevard Zone  
Status: Revised Concept

Applicant: Hospitality Syracuse, Inc.                      Consultant: Bohler Engineering – S. Burden

**ECC Comments:**

- 1. The ECC recommends that the applicant provide a comprehensive traffic study that incorporates the already increased volume of traffic precipitated by the new businesses and proposed businesses in this area. The ECC notes that other communities where drive through coffee businesses (7Brew) have been implemented have experienced significant traffic volume increases.**
- 2. The ECC observes that there is a significant loss of greenspace in an area that already lacks greenspace. Per the Town Center “This boulevard is designed to showcase the large lawns, shade trees, planted medians and a multiuse path as a “park like” setting fronted on either side by continuous shop fronts and sidewalks.” This project currently does not accomplish this objective. The ECC recommends retaining the existing mature trees and open grass areas.**
- 3. The ECC notes that this is a highly visible site within the Town Center. The intent of the Town Center Code was to create beautiful spaces within this area. This project**

**must create an attractive mix of green lawns, park space, shade trees, and multi-paths as envisioned by the Town Center Plan.**

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

**#2025-037 Wood Dale Drive 8-Lot Duplex Subdivision (Boni)**

SBL: 259.-2-71

Applicant proposes an 8-Lot Duplex Residential Subdivision, Wood Dale Dr Rear

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

Applicant: KLB Enterprises, LLC                      Consultant: ABD Engineers – J. Hitchcock, Jr

**ECC Comments:**

- 1. The ECC notes that the primary reasons for denial of this project as previously proposed have not changed.**
  - a. The site environmental impact could be disastrous. The steep slopes combined with the soft sandy soils mean that any disturbance of the surface vegetation results in rapid and deep erosion. Many storm drainage projects on Wooddale Dr. have led to extensive and expensive Town remediation of numerous washouts on these slopes.**
  - b. Proposed access to the duplex site is extraordinarily steep. Excavation of the proposed public access road entails extensive fill and moving of surface soils. All of this construction is a potential sedimentation of the wetlands at the southeast corner of the site.**
  - c. The proposed access road would intersect Wood Dale Dr. at a dangerous curve intersection across the street from Arbor view Dr. This dangerous curve is presently marked with “caution” signs and has sight view issues both to the north and south on Wood Dale Dr.**
  - d. For the above-mentioned reasons and others, the Town Board has refused an “offer of cession” by the developer to adopt any public road at this site. The vote not to do so was unanimous by the Town Board.**
- 2. Because this project application has not changed substantially from the previous submittal, the ECC recommends that this project not be considered by either the Planning Board or the Town Board.**

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

**Discussion:**

**The Town of Clifton Park Battery Energy Storage System (BESS) moratorium was discussed and the following concerns and questions are offered.**

- 1) What role should local governments have in approval and siting of proposed projects?

- 2) What authority should local governments have in setting technical standards and requirements for any BESS facility seeking approvals.
- 3) What are the appropriate cost sharing obligations for BESS given emergency response potential impacts?
- 4) What are the financial surety provisions for operational finance and closure/post-closure obligations.
- 5) Project specific ownership such as LLC's should be prohibited or sharply restricted as those business structures often prevent the collapse of liability back onto the larger parent company.
- 6) Project expansion (such as from 5 MW to 100 MW) should immediately trigger a full SEQRA review along with revisit of all financial provisions. They should not be able to baby broad jump to new world Olympic broad jump records just because they got the original approvals for a smaller plant.
- 7) Remote controlled facilities with no on-site staff should be discouraged since emergency response and technical response to problems may not be timely with no on-site staff.

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The meeting was adjourned at 9:00 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director