



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: **Wednesday, September 3rd, 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, Brian Glick

ABSENT:

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, Sept. 15th, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

### Planning Board

Public Hearings – none

Old Business –

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

SBL: 264.-3-5.1

Applicant proposes construction of a 5 MW solar array, Mac Elroy Rd

Zoned: CR - Conservation Residential, Status: Revised Concept

Applicant: DG Cooley, LLC – B. Chan, Consultant: Tetra Tech Inc.

**ECC Comments:**

- 1. The ECC notes that the wetland located in the southwest corner of the parcel (W02003A & W02004A) the wetlands only have a 50-foot buffer. The ECC requests that the applicant delineate what type of wetlands are contained on this parcel on the plan. With regard to the southwest wetlands if these are DEC jurisdiction then the buffer must be 100 feet.**
- 2. The ECC reiterates the following comments and requests a response from the applicant:**
  - a. 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.**
  - b. 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”.**
  - c. 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.**
  - d. 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.**
- 3. The ECC requests the applicant to provide visual simulations based upon the initial proposed planting height as depicted on the Landscape Plan.**

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

**#2025-017 1910 Route 9 Commercial Buildings Site Plan**

SBL: 259.-2-44

Applicant proposes to construct a ready-mix concrete production plant  
1910 Us Rt 9, Zoned: L2 - Light Industrial 2, Status: Preliminary  
Applicant: L. Clemente, Consultant: EDP – G. Vuillaume

**ECC Comments:**

- 1. The ECC notes that this project is adjacent to the Dwaas Kill, a Class A trout stream, a C(T) stream and a 303D protected water way. The fishery contains both native and stocked brook trout. The town and it’s residents have a significant investment in the quality and the protection of this waterway (Dwaas Kill Nature Preserve). The proposed plant is located within approximately 150 feet of this important environmental resource. 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.
2. Per Town Code Chapter 208-64 B. (1), “Assembling/fabrication, processing or light manufacturing of products, provided that such activity is not violative of the district regulations as set forth herein, and further provided that such activity does not result in any noxious noise or odor outside the district and does not have a deleterious effect on the air or water quality.” The key characteristics of Light Industrial results in minimal environmental impacts of noise, dust, and vibrations. The ECC requests that the applicant demonstrate that this application will conform to the performance standards of the Town Code specifically to the noise and vibration levels by providing measurement of noise and vibration levels.
  3. The ECC requests the applicant provide information on the impact to the ground water quality as trout in the Dwaas Kill are very sensitive to PH and all water quality changes. This project utilizes a gravel access road is porous in nature and therefore will be difficult to control pH changes to the groundwater and other potential contamination.
  4. The ECC notes that the project will utilize 10,000 gallons of ground water per day from a private well situated directly adjacent to the 100-foot from the Dwaas Kill. The ECC is concerned of the potential that this well will lower the water table and create a “Cone of Depression” thereby impacting the recharge of the Dwaas Kill.
  5. The applicant has indicated that they will tap into the Colonie Channel Aquifer. It is noted that the northern portion of this aquifer is less productive than other high-yield production locations. The Planning Board should require additional information on the proposed well and pumping station and including completion of this section of the Full EAF. The ECC notes that public water is available in the vicinity of this project. Town Code requires where public water is available that the project be served by the community water system.
  6. The applicant plans to install a 10,000-gallon fuel tank on the project site. Please note that this fuel tank will need to be above ground due to the presence of a Primary Aquifer.
  7. The ECC notes that the project will utilize an existing private septic system. The potential existing for an overloaded septic system to not properly treat the wastewater. The Planning Board should confirm that no wastewater from the plant operations will enter the septic system and potentially contaminate the ground water. The ECC notes that there is an existing sanitary system on the property.

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

New Business –

**#2025-038 Wood Rd Soccer Parking Expansion (Previously Approved Site Plan)**

SBL: 250.-2-1.1

Applicant proposes a parking Expansion to Previously Approved Site Plan, Wood Rd

Zoned: L2 - Light Industrial 2 Status: Concept - Amendment

Applicant: S. Jones, Consultant: EDP – J. Dannible

**ECC Comments:**

1. **The ECC has no comments at this time.**

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

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Discussion: The ECC forward the BESS letter that was drafted by the ECC Chairperson to the Town Board with approved edits by the ECC members.

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

The meeting was adjourned at 9:00 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director