



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, September 15th, 2025**

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

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

ABSENT: Jean Cottrell, Karl Siverling, Brian Glick

GUEST: Kurt Swartz

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, October 6th, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

Discussion:

Permit #RES24-001247 489 Waite Road

SBL: 270.-1-31.5

Applicant proposes a 28' x 30' detached garage on their property. The location is in the ACOE wetland area. Applicant is going to apply for a wetland disturbance permit.

Zoned: CR – Conservation Residential

Applicant: Joel Koval

Scott Reese Comments: This parcel has a Declaration of Protective Covenants, Conditions, and Restrictions a copy is in the Document folder. See note #5 for architectural style and note #17 or the designated conservation areas. In order to install the accessory structure in the designated Conservation Area is to be preserved as by the standards for wetland preservation by the ACOE.

Permitting will be required by the ACOE for any disturbance in the Conservation Area. In addition, per Town Code Chapter 124-1 D the Town of Clifton Park Environmental Conservation Committee (ECC) will need to review the application.

ECC Comments:

- 1. The ECC indicates that they have no objection with proceeding with the permit contingent upon the applicant preserving the vegetated buffer along Waite Road and letter of acceptance from the neighbors that are part of the Declaration of Protective Covenants Conditions and Restrictions.**
- 2. The ECC requests to be copied on the ACOE Permit and decisions.**

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

Planning Board

Public Hearings –

#2025-022 471 Grooms Road Duplex SUP

SBL: 278.-1-45

Applicant proposes construction of a duplex, 471 Grooms RD

Zoned: R1 - Residential, Status: Preliminary

Applicant: Manny Topsoil and Gravel, 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. No approval shall be granted until determination has been made by the NYSDEC.**
- 2. The ECC notes that this application has stormwater implications across the three contiguous parcels. The ECC requests that the Planning Department obtain a legal opinion from the Town Attorney to consider this application as a part of a larger common plan and to address the stormwater issues comprehensively.**

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

Old Business – none

New Business –

#2025-039 19 Clifton Country Road Flex Business Buildings Site Plan

SBL: 272.-1-44.1

The applicant proposes constructing four flex general business buildings with ancillary garage 19 Clifton Country Rd, Zoned: TC5 - Neighborhood Zone, Status: Concept
Applicant: RTM Asset Management Group, LLC, Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC notes that this project is located in the TC-5 Neighborhood Zone. The definition of this zone is as follows: “The Town Center Neighborhood Zone is intended to be the core pedestrian shopping area and mixed-use neighborhood. A network of side streets with wide sidewalks, street trees and commercial shopfronts served by on-street parking, hidden parking lots and garages tucked within the center of the blocks. Three-story mixed-use buildings, with residential dwelling units only permitted above commercial space. Provides incentives to permit up to five-story buildings in return for providing structured parking.” There is not enough space in this area to accommodate any of the above uses in this area given the current utilization by the existing retail establishments. For example, this project would eliminate the vegetated buffer between Druthers and the Hannaford Shopping Center service area. The ECC notes that there was significant discussion about the vegetated buffer between the Druthers project and the Bentley at the time of approval and the Planning Board supported a larger, more robust buffer in approving the project.**
- 2. This proposed project requires extensive commercial vehicle access which is limited to the current service areas of Hannaford and Old Brick Furniture.**
- 3. The ECC notes that the TC 5 use strongly advocates pedestrian use and large sidewalks. This project increases traffic and creates potential pedestrian conflicts. Because of the inconsistencies of this project with the goals and objective of the Town Center Plan the ECC recommends rejection by the Planning Board.**

Mary Anne Mariotti 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 8:50 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director