



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

DRAFT

MINUTES: **Monday, October 6th, 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

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

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, October 20th, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

Planning Board

Public Hearings – none

Old Business – none

New Business –

#2025-040 2090 Route 9 Outdoor Storage Site Plan

SBL: 250.-2-44

Applicant proposes 2.5 acres for outdoor storage with gravel surface, 2090 US Rt 9

Zoned: L2 - Light Industrial 2, Status: Concept

Applicant: XAR Corporation, Consultant: GVG Land Surveyor, PLLC – K. Weed

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 Planning Department should not approve any construction activity including tree cutting and gravel disbursement until such time as the wetlands have been officially delineated and a stormwater management plan has been submitted with the application. Per Town Code 208-116 A. (5) The Planning Boards review of a preliminary site plan shall include “Adequacy of drainage, stormwater management, and soil erosion facilities.” Based on this submission it is not possible to perform a comprehensive review.**

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

#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan

SBL: 270.-2-2

Applicant proposes construction of commercial storage warehousing, 1315 Rt 146

Zoned: B5 - Corporate Commerce, Status: Concept

Applicant: MSW Properties, LLC Consultant: ABD Engineers – J. Hitchcock, Jr

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 a wetland area exists on the property directly adjacent to the eastern border of the proposed project. The current submission does not reflect any wetland delineations. All future submissions should delineate where the wetlands exist and their classification.**
- 3. The ECC notes that the applicant provides a greenspace calculation that has not also incorporated the appropriate planting plans as required by code. The landscaping plan must demonstrate that it is an integral part of the landscaping scheme and would enhance the overall aesthetics of the project (208-54 B.)**

Jean Cottrell 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 8:10 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director