



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, October 20th, 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

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, November 3rd, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

Planning Board

Public Hearings – none

Old Business –

#2025-027 Miller Road Flex Space Phase 2 Site Plan

SBL: 270.-2-3.121

Applicant is proposing the construction of 13 buildings for use as Flex-Space, Rt 146

Zoned: B5 - Corporate Commerce, Status: Preliminary

Applicant: Miller Road Storage LLC, 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.**
- 2. The ECC notes that the applicant has still not rectified the existing vegetative buffer along NY Rt 146 and therefore requests that this omission be rectified before any further additions be made to this property.**
- 3. The ECC requests the applicant provide a detailed planting plan to include the visual buffer along NY Rt 146 as well as the 35-foot buffer adjacent along the ACOE wetlands, to include mature native non-deciduous plantings (6' ht. minimum).**
- 4. The ECC requests that the exterior design of the new storage buildings be consistent with the exterior of the existing buildings (i.e. an agricultural / farm design).**
- 5. The ECC concurs with the SCPB letter of October 20, 2025, to John Scavo, Clifton Park regarding the inclusion of a DOT compliant traffic control study that considers the impact of this project, and all highway projects approved or pending approval in the NYSDOT in this section of NY Rt. 146.**
- 6. The lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design.**
- 7. The ECC requests that any approval of Change of Tenant or Tenant Fit Up permits shall prohibit volume storage of lithium-ion battery pack pending NYS issuance of final guidelines for management of lithium-ion batteries.**

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

New Business –**#2025-045 Synergy Park Phase 4 Subdivision and Site Plan**

SBL: 265.-5-10

Applicant proposes a 5 lot subdivision with construction of 5 office/warehouse buildings, 19 Synergy Park Dr Rear Zoned: L2 - Light Industrial 2, Status: Concept

Applicant: MJ Properties, Consultant: Lansing Engineering, PC – P. Lubera Jr.

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 its residents have a significant investment in the quality and the protection of this waterway (Dwaas Kill Nature Preserve). The proposed project is located within approximately 200 +/- feet of this important environmental resource. Given the proximity of this project to the Dwaas Kill the ECC is concerned about potential adverse environmental impacts.**
- 2. Considering the amount of impervious surface being proposed (36%+/-), 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.

3. The proposed stormwater management configuration may radically alter the existing surface pattern away from the Dwaas Kill. This potentially will have an impact on the water level and quality of this stream.
4. Given the steep topography of this site, the square footage of the proposed buildings and parking appear to be excessive due to the amount of grading required. For example, lot 4 will require up 20+ feet of fill in order to create a level surface. Considering the issues experienced the recent slope failures and sink holes on building site adjacent to the Dwaas Kill, the ECC recommends that the Planning Board require the footprint of the buildings along the Dwaas Kill be reduced.
5. The ECC requests that the Planning Board require the applicant to revise the SEQRA application to reflect the property in its original form (prior to any development).
6. The lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design.
7. 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.
8. The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.

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

#2025-042 2108 US Rt 9 Storage Building Site Plan

SBL: 250.-2-2

Applicant proposes to construct two storage buildings on 1.53 acres, 2108 Us Rt 9 , Zoned: L2 - Light Industrial 2 Status: Concept

Applicant: Prediletto Electric, Consultant: EDP – G. Vuillaume

ECC Comments:

1. The ECC notes that the applicant proposes to construct a storage building within the 100-foot adjacent area of the NYSDEC wetlands. This is prohibited by Town Code.
2. Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into the LC Zone (100-foot adjacent area) the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.

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

#2025-043 412 Clifton Park Center Rd Boat and ATV Storage Lot (Bass Pro Shops) Site Plan

SBL: 272.-1-49.1

Applicant proposes construction of a boat and ATV storage lot serving the Bass Pro Shops store 412 Clifton Park Center RD, Zoned: TC1 - Highway Zone, Status: Preliminary

Applicant: Bass Pro Shops, Consultant: RAA Design – R. Myers

ECC Comments:

- 1. The Town of Clifton Park adopted the Town Center Master Plan specifically “to replace the visual prominence of large parking lots with attractive architecture” (with public spaces and sidewalks). This project is in conflict with purpose and applicability of the Town Center Master Plan.**
- 2. The lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design.**
- 3. Per the "Exit 9 land use and transportation study" Executive Summary, dated December 2008, contains the following recommendation (page 98): "Surface parking lots and loading and service areas should be screened from the street by buildings, fencing or landscaping. Setback areas should incorporate shrubs and other planting, and where feasible, berms should be included to act as an additional buffer to views from a public right-of-way." The ECC recommends that the size of the boat storage area be reduced in order to provide and adequate buffer for vegetative screening.**

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

Discussion:

1. ECC would like the growth data for Clifton Park for the past 5 years.
2. Add Dark Sky comment to ECC standard comments.

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The meeting was adjourned at 9:00 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director