



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, November 17th, 2025**

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

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

ABSENT: Brian Glick, Marla Zuarino, Anne Dillenbeck

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, December 1st, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

Planning Board

Public Hearings – none

Old 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. Historically, Taco Bell has experienced significant traffic volumes. This project will invariably result in additional traffic volumes on top of an already congested site. It is critical that a study be performed to understand the impacts on the Old rt 146 intersections direct adjacent to the project site. Additionally, accidents have been reported at the intersection of NY Rt 146 and Clifton Country Road creating a higher risk area.**
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 emphasizes the need for shade trees and therefore recommends transplanting the existing mature Maple trees along the proposed sidewalk area by Clifton Country Road. A preservation of these mature trees is consistent with the Town designation as a Tree City USA community.**
3. **The ECC notes that there is an island between the two establishments and recommends utilizing this space to provide additional greenspace with the planting of native shrubs. This will also provide a traffic buffer measure clearly demarcating the entrance and exit lanes of the two establishments.**

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

Discussion:

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The meeting was adjourned at 8:10 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director