



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, December 1st, 2025**

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

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

ABSENT: Jean Cottrell

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Monday, January 5th, 2025**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

Planning Board

Public Hearings –

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

SBL: 272.-1-49.1

Proposed 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. See 208-21. 1. (5)**
2. **208-22. 4. Allowable Uses – The ECC requests the Town Zoning Administrator to consult with Town Legal Counsel on the definition of the outdoor display or retail merchandise to determine whether the storage of boats / ATVs owned by 3rd parties is permissible as a Special Use in TC-1.**
3. **The lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design.**
4. **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.**
5. **The drawings refer to a Landscape Plan that in not included in the current submittal dated October 23rd, 2025. The applicant has asserted that they have exceeded what is required by the town code for screening. Without the drawings to refer to it is impossible to ascertain the validity of this statement. The Planning Board shall require this information to be provided prior to project approval.**

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

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

SBL: 264.-3-5.1

Proposed 5 MW Cooley solar project. This is a preliminary plan submission, Mac Elroy Rd,

Zoned: CR - Conservation Residential, Status: Preliminary

Applicant: DG Cooley, LLC Consultant: Madison Energy Infrastructure - B. Chan

ECC Comments:

1. **The ECC notes that the site location of the proposed solar farm is in an area where the town has a significant open space and recreational facility investment (e.g. Veterans Park, Pickleball facilities, etc.). In addition, the project site abuts residential areas. For these reasons Mac Elroy Road is highly traveled highway. In order to maintain the aesthetics of the area consistent with the present uses. The ECC requests that the project implements a berm with associated plantings along Mac Elroy Road which will reduce the visibility of the solar farm from the highway and the adjacent uses. The ECC requests that the proposed range of plantings heights as delineated on the Planting Plan should be the at the maximum range as a minimum height.**

- 2. The ECC requests a copy of the decommissioning plan and cost estimates for decommissioning.**

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

#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street

SBL: 264.-3-94.1

Proposed 4 lot residential subdivision, 924 Main St, Zoned: R1 – Residential

Status: Revised Preliminary

Applicant: Country Club Golf LLC Consultant: Environmental Design Partnership – J. Dannible

ECC Comments:

- 1. The ECC requests the applicant provide a planting plan that will restore what was recently removed.**
- 2. 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.**
- 3. The ECC requests the applicant to plant two new native mature tree plantings per lot as per Town Code. It is recommended that these plantings be along the property line but outside the grass swales.**
- 4. The ECC recommends the applicant consider installing a multi-use trail along Main Street, to continue the existing sidewalk to the north.**

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

New Business –

#2025-050 824 Main Street Flex Space Site Plan

SBL: 264.-3-24.1

Proposed Flex Space, 824 Main St, Zoned: B3 - Neighborhood Business

Status: Concept

Applicant: J. P. Miciotta, Consultant: ABD Engineers – J. Hitchcock, Jr

ECC Comments:

- 1. The ECC requests that the Town Zoning Administrator review a proposed use to determine whether the project is permissible under 208-37 permitted uses.**
- 2. The ECC notes that the proposed Main Building is over an existing piped stream (Cooley Kill). The plan proposes that the pipe will be relocated. This relocation can not occur legally without proper NYSDEC permits. Furthermore the plan proposes a parking area to be located over the piped stream which will complicate maintenance of this feature in the future.**

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

#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)

SBL: 250.-2-49

Proposed 2 story warehouse with second floor mezzanine, 103/105 Wood Rd

Zoned: L2 - Light Industrial 2 Status: Concept

Applicant: N/A, Consultant: Empire Engineering, PLLC – C. Longo

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 lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design.**

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

After 17 years of service to the ECC, including several as Chairman, Brian Glick announced plans to step away from the committee. We would like to thank him for his years of service and wish him good luck.

* * * * *

The meeting was adjourned at 9:15 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director