



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:

Dan Mathias

Karl Siverling

James Ruhl

Dave Alexander

Marla Zuarino

Jean Cottrell

Anne Dillenbeck

Mary Anne Mariotti

FINAL

MINUTES: **Wednesday January 7th , 2026**

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, Anne Dillenbeck, Mary Anne Mariotti

ABSENT: Dave Alexander, Karl Siverling

GUESTS: Nancy Bellamy, Drew Cottrell

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be Tuesday, **January 20th, 2026**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

Planning Board

Public Hearings –

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

SBL: 264.-3-94.1

Applicant proposes a 4 Lot single-family subdivision, 924 Main St, Zoned: R1 - Residential

Status: Revised Preliminary

Applicant: Country Club Golf, LLC Consultant: EDP – J. Dannible

ECC Comments:

- 1. After close examination of the site plan and noted by the Town Engineer, the ECC is concerned that the proposed site drainage pattern based on the topographic map provided will result in possible ponding within the Main Street Right-of-Way.**
- 2. The ECC and the Planning Director have noted 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 notes that the applicant has yet to obtain communication from the NYSDEC on this matter.**
- 3. The ECC notes that within the Town ROW is a 5+/- foot wide section of land that is owned by the Town and runs along the area adjacent to Main Street which could serve as a multi-use trail. The ECC requests the Planning Board require the applicant to install a multi-use trail along Main Street, to continue the existing sidewalk to the north.**
- 4. The ECC notes that there is an outstanding request for the applicant to update the Short EAF. Once this update has been completed, the Planning Board should evaluate and recommend replacement of any vegetation that was illegally removed by the applicant.**

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

Old Business –**#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)**

SBL: 259.-2-44

Applicant proposes to construct a ready-mix concrete production plant, 1910 US Rt 9

Zoned: L2 - Light Industrial 2, Status: Revised Preliminary

Applicant: Luke Clemente Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC finds that this project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, the ECC recommends that the Planning Board issue a positive declaration under SEQRA and require a Full Environmental Impact Statement (EIS) be prepared for the following reasons:**
 - a. 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 plant is located within**

approximately 180 feet of this important environmental resource. Concrete plants present several risks including but are not limited to air and water pollution as well as dust exposure. Given the proximity of the concrete plant to the Dwaas Kill the ECC is concerned about potential adverse environmental impacts.

- b. The ECC recognizes the potential impact to the water quality as trout in the Dwaas Kill are very sensitive to PH and all water quality changes. This project utilizes a gravel access road is porous in nature and therefore will be difficult to control pH changes to the groundwater and other potential contamination.**
 - c. This project is a complete change of use from a truck repair facility to a concrete batch plant, coupled with an expansion of the impervious area of over 125%, this project cannot be treated under the standard re-development regulations. This project shall be treated as a new development. Re-development only treats the water quality volume where a new project will need to treat the channel protection volume as well the extreme storm events.**
 - d. The ECC notes that the applicant's engineer was requested to provide additional technical documentation and quantifiable data to support their response to Town Code Chapter 208-64 F with particular attention to the levels of dust generated by the Concrete Batch Plant that may reach the Dwaas Kill and effect the pH levels. In addition, this may have a negative health impact.**
- 2. In evaluating a batch concrete plant similar to the 1910 Route 9 proposal, the Town of Clay NY relied on scientific data from studies published in peer reviewed journals. The conclusions from these studies validate the need to perform a Full EIS for this project in order to evaluate the potential risks to the environment and public health.**

In a 2021 study entitled "Asthma and Particulate Pollution: Insights from Health Survey and Air Quality Monitoring in the Buzzard Point, Washington DC Neighborhood" by Hseih et.al. (ENVIRONMENTAL JUSTICE, Volume 14, Number 4, 2021), the case study focused on asthma rates affected by air quality in a studied neighborhood located "next to concrete batch plants and close to several construction projects." Significantly, the study suggests that there is a correlation between air quality and respiratory symptoms (e.g., asthma). The increased particulate matter from the concrete batch plants associated with this neighborhood contributed significantly to the airborne particulate materials ("PM") and that short-event, high-PM exposures "may overwhelm the defensive mechanisms in the upper airway that normally protect the respiratory tract from coarse particles."

A second study ("Assessing the Impact of Fugitive Dust Emissions from Cement Silos at a Cluster of Concrete Batching Facilities Using Air Dispersion Modeling" by Rady, et al.; Journal of Environmental Protection, 2023, 14, 373-

- 391) compared PM emissions from "Controlled and Uncontrolled" Cement Silos and identified the hazards of cement dust to the environment and human health. It found that "uncontrolled or dis-repaired cement silos have no control efficiency" and resulted in PM releases 5.3 times higher than the World Health Organization (WHO) standards for air quality. Among other conclusions, this study found that the primary reason for high PM exceedance is the non-compliance of concrete batching facilities with "regulatory permit conditions" and that such conditions are not compatible with the surrounding community. The potential impact from such events on the residential areas near the Route 9 project must be assessed as part of a Full EIS.**
- 3. In recommending a positive declaration, the ECC notes that the long form EAF prepared by the applicant fails to correctly answer questions that raise identifiable concerns, e.g., Parts D.2.i, in regard to dust particulate emissions, parts E.2. q (fishing), and E.3.h & i (public resources within 5 miles). These errors underscore the need for a Full EIS.**
 - 4. Per Town Code Chapter 208-64 B. (1), "Assembling/fabrication, processing or light manufacturing of products, provided that such activity is not violative of the district regulations as set forth herein, and further provided that such activity does not result in any noxious noise or odor outside the district and does not have a deleterious effect on the air or water quality." The key characteristics of Light Industrial results in minimal environmental impacts of noise, dust, and vibrations. The ECC requests that the applicant demonstrate that this application will conform to the performance standards of the Town Code specifically to the noise, dust (i.e. technical documentation and quantifiable data on particulate matter), and vibration levels by providing measurement of noise and vibration levels.**
 - 5. The ECC notes that if public water is going to be utilized then the private well on site shall be capped.**
 - 6. Due to the heavy concrete construction vehicles the ECC would request a traffic study.**

Mary Anne Mariotti made a motion to adopt this statement, seconded by Marla Zuarino, 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, 2108 Us Rt 9

Zoned: L2 - Light Industrial 2, Status: Preliminary

Applicant: Prediletto Electric Consultant: EDP – J. Dannible

ECC Comments:

- 1. No comment**

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

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

SBL: 272.-1-49.1

Applicant proposes 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 ECC notes that the lighting plan is still not in compliance with International Dark Sky Standards and should include cut off shields as part of the design. The Planning Board shall require the applicant to adjust their plan (e.g. Reduce the amount of footcandles off the edges of the project.)**

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

New Business –

#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru Site Plan

SBL: 284.-1-9.1

Applicant proposes to redevelop the site with a QuickChek and Dunkin restaurant with Drive Thru, 1532 Crescent Rd , Zoned: B3 - Neighborhood Business, Status: Concept

ECC Comments:

- 1. The Planning Board and ZBA should not allow a design that exceeds existing surrounding uses (e.g. number of gas pump nozzles) in order to maintain the aesthetics and character of the neighborhood. Maintaining consistency with the surrounding uses does not impose an economic hardship.**
- 2. The ECC notes the potential size of this proposed project may have a significant negative impact on the quality and character of the adjacent residential neighborhood.**

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

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The meeting was adjourned at 9:20 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director