



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:

Members:

Dan Mathias

Karl Siverling

James Ruhl

Dave Alexander

Marla Zuarino

Jean Cottrell

Anne Dillenbeck

Mary Anne Mariotti

Samuel Gowan

## FINAL

MINUTES: **Tuesday, March 3rd , 2026**

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

PRESENT: Scott Reese, Dan Mathias, James Ruhl, Marla Zuarino (via ZOOM), Jean Cottrell, Anne Dillenbeck, Mary Anne Mariotti, Samuel Gowan

ABSENT: Karl Siverling, Dave Alexander

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Tuesday, March 17th , 2026**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

### Planning Board

Public Hearings – none

Old Business –

### **#2025-040 2090 Route 9 Outdoor Storage Site Plan**

SBL: 250.-2-44

Proposed 1.48 acre gravel outdoor storage site on 7.74 AC parcel, 2090 US Rt 9

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

Applicant: XAR Corporation Consultant: Empire Engineering, PLLC – C. Longo

**ECC Comments:**

- 1. The applicant asserts that a JD was made by NYSDEC in 2009. NYSDEC Freshwater Wetland Determinations are generally valid for 5 years from the date of issuance. The ECC requests the applicant to provide a copy of the previous wetland determination. In the absence of such evidence or in the event that the previous determination has expired, the ECC requests the applicant validate that these features (wetlands in flood prone areas, wetlands with endangered species habitat and vernal pools) are not present by contacting the NYSDEC.**
- 2. The applicant indicated that a negative declaration has been issued on May 28, 2009. The ECC notes that this project has been inactive for the past 16+ years. Site Plan approvals, including the determination of a negative declaration, are generally good for one-year with a one-year extension. This site plan is different than the one proposed in 2009 therefore the ECC believes that a new SEQR is required to be submitted.**
- 3. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) *shall* be more clearly delineated on the plot.**
- 4. Since the applicant has not indicated what is being stored on the site, an additional site plan application would be necessary so screening, fencing, additional stormwater and environmental regulations can be assessed. This information is needed to ascertain the potential environmental impact of what is proposed to be stored.**

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

**#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)**

SBL: 272.-1-44.1

Proposed apartment building with mixed use on ground floor, 19 Clifton Country Rd  
Zoned: TC5 - Neighborhood Zone, Status: Preliminary review w/ possible final determination  
Applicant: RTM Asset Management Group, LLC      Consultant: EDP – J. Dannible

**ECC Comments:**

- 1. Cornell Ornithology Lab estimates that over a billion birds die from window collisions in the US. Due to the large size and number of windows, the ECC recommends collision mitigation measures such as Acopian Bird Savers, Feather Friendly, or other window reflectors.**
- 2. The ECC recommends that the pedestrian walkway extend along Southside Drive to connect with the Town Center Park. This is in keeping with the goal of a walkable town center area.**

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

New Business –

**#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)**

SBL: 277.15-3-30

Site plan review for an existing commercial agricultural greenhouse operation and a proposed 24' X 24' pavilion, 570 Grooms Rd, Zoned: R1 - Residential, Status: Preliminary

Applicant: Sokolowskis Greenhouses, LLC      Consultant: N/A

**ECC Comments:**

- 1. The applicant shall provide a native vegetative buffer between the proposed gravel parking area and the existing stream along Grooms Road.**
- 2. As a condition of approval, the Planning Board shall require the applicant to use best management practices applicable to Commercial Greenhouse operations to ensure that any runoff from pesticides or herbicides to the adjacent stream is minimized.**
- 3. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be delineated on the plot.**
- 4. The applicant shall show the Land Conservation ( LC) Zone for classified streams and show the 50 foot adjacent area along the high water mark of the stream bank. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.**
- 5. The ECC recommends that the two lane entryway, minimum 24 feet in width, be provided for the increase number of parking spaces used.**

Marla Zaurino made a motion to adopt this statement, seconded by Sam Gowan, all in favor, none opposed.

**#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision**

SBL: 276.-2-54

Applicant proposes a two lot subdivision, 294 Vischer Ferry Rd

Zoned: PDD - Planned Development District, Status: Concept

Applicant: Coburg Village      Consultant: GVG Land Surveyor, PLLC – R. Wilklow

**ECC Comments:**

- 1. The ECC notes that there is an existing conservation of nature area on the proposed subdivision. The applicant shall provide a conservation easement along with the deed restriction to continue to preserve the conservation of nature area, as a condition of subdivision approval.**

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

**#2026-005 898 Route 146 Office Accessory Building Site Plan**

SBL: 271.-4-20

Applicant proposes a 2,400 ± SF accessory building to be placed adjacent to the existing office

building on site. 898 Rt 146 , Zoned: B1 - Business Non Retail 1, Status: Concept  
Applicant: Ferguson Group, LLC, Consultant: EDP – J. Dannible

**ECC Comments:**

- 1. Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, 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 Sam Gowan, all in favor, none opposed.

**#2026-009 18 Robinson Street 2 Lot Subdivision**

SBL: 282.14-1-6.1

Applicant proposes subdividing a piece of land across Sunset St. that is part of the existing parcel. 18 Robinson St., Zoned: CR - Conservation Residential, Status: Concept  
Applicant: Nally Brothers Property Solutions LLC Consultant: N/A

**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 limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be specifically delineated by classification on the plot.**
- 3. In order to provide further comment on this subdivision, it is essential for the ECC to understand the amount in acres of the constrained and unconstrained lands.**
- 4. For all subdivided properties in the CR zone, deed restrictions need to be placed to prevent further subdivision in the future in order to respect the principles of the subdivision code of the CR Zone.**

Mary Anne Marriotti made a motion to adopt this statement, seconded by Dan Mathias, all in favor, none opposed.

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The meeting was adjourned at 9:15 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director