



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

Sam Gowan

FINAL

MINUTES: **Tuesday, March 17th , 2026**

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

PRESENT: Scott Reese, Dan Mathias, James Ruhl, Jean Cottrell, Mary Anne Mariotti, Sam Gowan

ABSENT: Marla Zuarino, Dave Alexander, Karl Siverling, Anne Dillenbeck

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Tuesday, April 7th, 2026**, 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

SBL: 270.-2-3.121

Proposed development of 13 buildings for flex space, Rt 146

Zoned: B5 - Corporate Commerce, Status: Revised Preliminary

Applicant: Miller Road Storage LLC, Consultant: Advanced Engineering – N. Costa

ECC Comments:

1. The ECC notes that the exterior design of the new storage buildings are consistent with the exterior of the existing buildings however we request utilization of an alternative color scheme so that it does not give an institutional impression.
2. The ECC is concerned with the estimated volume of traffic during peak hours exiting and entering NY Route 146. The speed limit in this area is 55 MPH. There has been substantial development (i.e. 21st Century and Site-One) along this corridor that continues to impact and increase the volume of traffic in that area. The ECC recommends the Planning Board request the Town Designated Engineer and Traffic Safety Committee to review the traffic study provided by the applicant.
3. The ECC notes that the applicant has stated that they are “committed to completing the Landscaping in accordance with the approved plans for Phase 1.” The Planning Board should require that the Phase 1 landscaping be fully completed prior to construction of this phase.
4. The ECC recommends that the Planning Board incorporate the applicant’s responses to the ECC review comments dated October 2025 in any approval by the Board.
5. The ECC recommends the applicant to add wing walls to the head walls at cross culverts under the connector drive. The ECC recommends that trash grates be placed at the inlets of two proposed culverts.

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

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

SBL: 250.-2-49

Proposed 2 story 90'x60' warehouse with 2,500 SF second floor mezzanine on a 2.87 acre site with asphalt drive and parking for a total of 16 vehicles, 103/105 Wood Rd

Zoned: L2 - Light Industrial 2, Status: Preliminary

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

ECC Comments:

1. The ECC notes that there are now designated wetlands that were “Not Previously Mapped” on the project plans. The ECC requests the Jurisdictional Determination of these identified wetlands.
2. 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.
3. 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.

- 4. The ECC notes that the applicant intends to utilize 1 gallon hemlock plantings. The ECC recommends the applicant to increase the size for more mature plantings of the Eastern Hemlock plantings in the Biofilter Planting Schedule to be increased from 1 gallon to 5 gallons in size.**

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

New Business –

#2026-010 Park Avenue Shoppers World Plaza Redevelopment

SBL: 271.-3-81

Redevelopment of existing Shoppers World Plaza to include two 6,500± sf 1-story restaurant buildings and one 2,400± sf bar/tavern. Park Ave

Zoned: TC5 - Neighborhood Zone, Status: Concept

Applicant: RTM Asset Management Group, LLC, Consultant: EDP – J. Dannible

ECC Comments:

- 1. The ECC appreciates an attempt to increase the greenspace in Town Center with the project. However, the ECC requests the applicant to preserve the mature trees along Park Avenue. The ECC notes that there is plenty of parking allotted for this proposal and the inclusion of parallel parking is not warranted and will help preserve the existing mature trees.**
- 2. The ECC recommends the applicant to utilize porous pavement and/or pavers due to the stormwater runoff to the Bear Brook, which is a Classified Trout Stream.**

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

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The meeting was adjourned at 8:45 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director