



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

Sam Gowan

FINAL

MINUTES: **Thursday, April 23rd, 2026**

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

PRESENT: Agatha Reid, Scott Reese, Dan Mathias, James Ruhl, Jean Cottrell, Karl Siverling, Sam Gowan, Anne Dillenbeck, Marla Zuarino

ABSENT: Dave Alexander, Mary Anne Mariotti

ANNOUNCEMENTS:

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

Planning Board

Public Hearings –

#2026-009 18 Robinson Street 2 Lot Subdivision

SBL: 282.14-1-6.1

Applicant proposes a 2 lot subdivision, 18 Robinson St., Zoned: CR - Conservation Residential,
Status: Preliminary

ECC Comments:

1. **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.**

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

Old Business –

#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. 898 Rt 146, Zoned: B1 - Business Non Retail 1, Status: Preliminary

ECC Comments:

1. **The ECC recommends that the planning board not approve the second entrance on to NY Rt 146 due to traffic safety concerns.**
2. **Considering the Town of Clifton Park as designated as a Tree City USA municipality the ECC discourages unnecessary removal of mature trees to allow for the second access to NY Rt 146. The ECC notes that at least one of the existing mature trees appears to be 40 feet in height and provides significant aesthetic, functional shade, and habitat benefits to the site.**

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

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

SBL: 284.-1-9.1

Applicant proposes to redevelop the site with a new +/-5,850 SF. QuickChek and +/-1,850 SF. Dunkin restaurant with Drive Thru, 1532 Crescent RD, Zoned: B3 - Neighborhood Business, Status: Revised Concept

ECC Comments:

1. **The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of ACOE protected lands. The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.**
2. **The ECC requests the lighting plan should be in compliance with International Dark Sky Standards.**
3. **Considering the Town of Clifton Park as designated as a Tree City USA municipality the ECC discourages unnecessary removal of mature trees in order to preserve the character of the site. The ECC notes that several of the existing mature trees appears to be 40 feet in height and provides significant aesthetic, functional shade, and habitat benefits to the site.**
4. **The ECC concurs with the finding of Saratoga County Public Works as noted in the April 22, 2026, letter from the Saratoga County Planning Board “Requesting that the applicant evaluate modifying the access to the site by removing the ingress/egress on Crescent Road and utilizing the existing service road that**

- surrounds the site. Ingress/Egress onto McKenna Way provides direct access to a signalized intersection.”**
- 5. The ECC requests the Planning Board require the applicant to comply with Town Code 149-6 & 149-8 with respect to noise.**
 - 6. The ECC requests the Planning Board to require the applicant to add additional native non-deciduous trees to the site plan.**

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

New Business – none

Discussion: **NYSDEC Wetland Court Decision**

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The meeting was adjourned at 8:30 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director