



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, August 6th, 2026**

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

PRESENT: Scott Reese, Dan Mathias, James Ruhl, Jean Cottrell, Anne Dillenbeck, Mary Anne Mariotti, Agatha Reid, Nancy Bellamy, guest Drew Cotrell

ABSENT: Dave Alexander, Sam Gowan, Karl Siverling, Marla Zuarino,

### ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Thursday, September 24th , 2026**, at 7 PM
- Scott Reese, Stormwater Management Officer, was present to explain the project applications.

### Planning Board

Public Hearings –

**#2025-045 Synergy Park Phase 4 Subdivision and Site Plan**

SBL: 265.-5-10

Proposed Synergy Park Phase 4 Subdivision and Site Plan, 19 Synergy Park Dr. Rear

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

### ECC Comments:

1. The ECC notes that the plans call for several areas where retaining walls will be installed. The Planning Board should require the contractor to install the

- retaining walls prior to the building of any structures, roadways, and associated grading in order to minimize erosion.
2. The applicant should show the appropriately sized stormwater sediment basins prior to the infiltration basins and bio-retention basin to protect the infiltration rates.
  3. The ECC notes given the size of the proposed structures (ie. 100,000 sq ft) the current landscaping plan along the western side of the structures appears inadequate to provide a sufficient vegetative buffer along Interstate 87. This project has the potential to change the visual character of the project area. In keeping with the Comprehensive Plan, these additional plantings will provide a sufficient buffer between interstate 87 and the project.
  4. As previously requested, “The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be clearly with hatch marking identified on the plot plan.” The ECC requests the applicant to show the 100-year flood plain on the grading plans in order to verify the safety of the sensitive areas.
  5. As a condition of approval, the Planning Board shall ensure that the future design for interior lighting for any future structures conform to Town Code for exterior lighting. The amount of light emanating should not exceed what is allowable for exterior lighting.

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

Old Business – none

New Business –

#### **#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan**

SBL: 272.-1-49.1

Proposed expansion of existing 0.51 acre gravel storage area to 1.52 acres for additional storage space and associate parking, 412 Clifton Park Center Rd., Zoned: TC1 - Highway Zone, Status: Preliminary

#### **ECC Comments:**

1. The purpose of the Town Center Plan was, among other objectives, to “Replace the visual prominence of large parking lots with attractive architecture, public spaces and sidewalks to create a more bicycle and pedestrian friendly commercial center with connections to adjacent residential neighborhoods;” (208-21 A. (5). The installation of 7 storage containers along the Northway changes the character of the town center as envisioned by the Town Board and the residents and is inconsistent with the Town Code. The ECC strongly recommends that the Planning Board reject the installation of the storage containers as proposed by this project. Furthermore, the ECC recommends that the Planning Board require significant vegetative screening of the entire perimeter of the entire storage area in order to minimize the negative visual impact of the proposal to the Town Center and to travelers along I-87.

2. **The ECC notes that 208-21 A. (7) states “Encourage improved stormwater management with reduced impervious surface, raingardens, shared stormwater retention areas and other latest industry practices.” The location of this project is situated in an on-going stormwater management sensitive area. Therefore, a comprehensive updated drainage plan is necessary for approval.**
3. **The ECC notes that the access is not called out. It should be labeled and evaluated for traffic safety.**

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

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The meeting was adjourned at 8:55 PM.

Respectfully submitted,  
Dan Mathias

cc: Clifton Park Town Clerk, Planning Director