



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, September 24th, 2026**

CALL TO ORDER: Jean Cottrell, called the meeting to order at 7:00 PM

PRESENT: Scott Reese, James Ruhl, Marla Zuarino, Jean Cottrell, Anne Dillenbeck, Mary Anne Mariotti, Sam Gowan

ABSENT: Dan Mathias, Karl Siverling

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Thursday, October 8th, 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

Applicant proposes the clearing and grading associated with the construction of five (5) office/warehouse buildings on 5 separate lots, 19 Synergy Park Dr Rear, Zoned: L2 - Light Industrial 2, Status: Revised Preliminary

ECC Comments:

1. **The ECC recommends that the applicant relocate the topsoil stockpile out of the temporary sediment trap along the northwestern corner of the project site.**

2. **The ECC notes that there is insufficient utilization of silt fencing in regard to the parking area and temporary sediment basins.**
3. **The ECC notes the challenging topography at the southeast corner of the proposed 30,000-square-foot structure and expresses concern regarding the extent of disturbance necessary to construct the proposed retaining wall. The proposed construction has the potential to affect the stability of the existing slope and the established tree line downslope of the retaining wall. The applicant should demonstrate that the proposed grading and retaining wall can be constructed without adversely affecting slope stability or downslope vegetation.**

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

Old Business –

#2024-049 7 Maxwell Drive Commercial Building w/drive-thru

SBL: 271.-3-74.222

Applicant proposes a mixed-use building with apartments and a drive thru, 7 Maxwell Dr.
Zoned: TC4 - Transition Zone, Status: Preliminary

ECC Comments:

1. **The ECC has no further comments.**

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

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

SBL: 272.-1-49.1

Applicant proposes 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: Revised Preliminary

ECC Comments:

1. **The ECC notes that there are existing trees to remain that have been removed. The ECC recommends that the applicant propose additional 3” caliper of native variety trees to be planted along Clifton Park Center Road.**
2. **The ECC reiterates that 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 ECC strongly recommends that the Planning Board reject the installation of the storage containers as proposed by this project.**

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

New Business –

#2026-028 495 Moe Rd Chabad Jewish Center Site Plan

SBL: 271.-3-37

Applicant proposes construction of a Chabad Jewish Center, 495 Moe RD , Zoned: TC2 - Edge
Zone Status: Preliminary

ECC Comments:

- 1. The ECC recommends that the applicant propose additional plantings to screen along the existing fencing along Moe Road. The plantings shall be native species and mix of evergreen (6' ht) and deciduous shrubs in addition to the proposed Burr Oaks.**
- 2. The ECC notes that the proposed plan shows a significant increase in impervious surfaces that will result in changes to the drainage of this property that may impact adjacent properties. The applicant shall provide a drainage analysis and plans to show that there will not be additional drainage impacts.**

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

#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan

SBL: 259.-2-95.11

Applicant proposes a building expansion to the existing Milton CAT facility, as well as an expansion of gravel area for equipment sales and display, 500 Commerce Dr., Zoned: L2 - Light Industrial 2, Status: Preliminary

ECC Comments:

- 1. Pursuant to Town Code Chapter 208-65 E. (1) “No parking or maneuvering area shall be allowed in the front yard unless the Planning Board finds that, in the case of keyhole lots or lots with similar configurations, the intent of this article is better met by allowing construction within the front yard setback.” The ECC notes that the current front yard of this parcel is being converted from a vegetative to a parking area.**
- 2. The ECC requests the applicant provide the greenspace percentage per Town Code 208-65 B.**
- 3. The ECC recommends that the applicant preserve the existing vegetative cover and natural environment in lieu of replacing with new plantings.**
- 4. The ECC is aware of preexisting stormwater management issues on this property that should be addressed prior to any modifications to the drainage patterns.**

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

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The meeting was adjourned at 9:34 PM.

Respectfully submitted,
Jean Cottrell

cc: Clifton Park Town Clerk, Planning Director