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
Marla Zuarino
Jean Cottrell
Anne Dillenbeck
Mary Anne Mariotti
Sam Gowan
Raoul Desy

FINAL

MINUTES: **Thursday, November 19th , 2026**

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

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

ABSENT: Raoul Desy, Anne Dillenbeck

ANNOUNCEMENTS:

- Next meeting: The next ECC meeting will be on **Thursday, December 3rd, 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

ECC Comments:

1. **The ECC agrees with the Town Engineers comments, the applicant mentions in their response letter than an alternative color scheme is being considered. These**

color schemes should be presented to the Planning Board for review and not as part of the Building Permit.

2. **The applicant has stated "The sight distance for drivers looking to the right to make a left-turn out of the site is 30-feet less than the AASHTO guideline for a 60-mph operating speed due to the vertical curvature of NY Route 146." Furthermore, the applicant states "the available sight distance looking to the right from the site driveway is less than desirable". These conditions create unsafe traffic conditions due to high speeds common in this area at current volumes. Future development at adjacent property will also impact traffic in this corridor changing "less than desirable" to critical conditions. The ECC does not recommend the second curb cut at the NYS Rt 146 corridor in this location.**
3. **The ECC concurs with the Town Engineers statement that "The Planning Board should consider that the applicant provided layer plantings by utilizing a combination of tall evergreen trees, medium-sized flowering shrubs, and low ornamental grasses to effectively screen the site. A staggered double-row planting arrangement, rather than a single straight row, will provide a denser visual buffer more quickly and improve year-round screening." In view of Phase 1 inadequate vegetation buffering, the ECC recommends a much more robust planting plan along the entire perimeter of the proposed project. The planting shall include native species that will cohabitate in this area. Deciduous tree species should be a minimum of 3.5" diameter at breast height and evergreen trees shall be a minimum of 8' in height.**
4. **The ECC reiterates that trash grates be placed at the inlets of two proposed culverts.**
5. **As a condition of approval, the Planning Board shall require the contractor temporarily stabilize completed or inactive disturbed areas, as necessary, to maintain active disturbance below five (5) acres throughout construction.**
6. **The ECC requires that the applicant provide documentation from ACOE and NYSDEC that the delineation is still valid. Include a note on the site plan indicated the date and by whom the wetlands were delineated.**

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

#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street
SBL: 264.-3-94.1
Proposed 3 lot subdivision, 924 Main St., Zoned: R1 - Residential, Status: Revised Preliminary w/possible determination

ECC Comments:

1. **This location has a long history of flooding during heavy rainstorms and winter thawing events. The ECC recommends as a condition of approval, that the applicant provide a Stormwater Narrative that ensures that the proposed subdivision shall maintain the current drainage pattern and shall not increase flooding impacts to upstream or downstream properties.**

2. **The ECC supports the SMO statement "The project engineer shall evaluate the feasibility of installing drywells within the drainage depression area to assist in reducing the duration of standing water following storm events, particularly during seasonal freeze-thaw conditions."**
3. **The ECC recommends that the culvert beneath main street be extended as closed system in order to divert the drainage away from Lot #3 and empty directly into the regraded depression.**
4. **The ECC urges the applicant consider installing sump pump in each home in the event that the water table rises over the current conditions.**
5. **The ECC supports the SMO statement "The Planning Board may wish to consider measures to improve homeowner awareness of the adjacent drainage depression and periodic ponding conditions. Such measures could include the installation of a visual boundary, such as a split-rail fence, picket fence, or similar treatment acceptable to the Board, along the side and rear lot lines of Lots 2 and 3 prior to issuance of a Certificate of Occupancy, and/or a note on the final subdivision plat or other disclosure informing future property owners that the adjacent area periodically stores stormwater runoff and may contain standing water following significant precipitation events. The purpose of these measures is to clearly identify the extent of the usable yard area and minimize future homeowner concerns regarding the existing drainage condition."**
6. **The ECC reiterates that within the Town ROW is a 5+/- foot wide section of land that is owned by the Town and runs along the area adjacent to Main Street which could serve as a multi-use trail. The ECC requests the Planning Board require the applicant to install a multi-use trail along Main Street, to continue the existing sidewalk to the north.**
7. **The ECC urges the Planning Board to require, to the maximum extent practicable, the existing mature trees to be retained as a condition of approval.**
8. **In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant *should* retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.**

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

New Business – none

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The meeting was adjourned at 8:45 PM.

Respectfully submitted,
Dan Mathias

cc: Clifton Park Town Clerk