



# Planning Board Agenda

May 13, 2025 – 7:00 pm

The Planning Board's Agenda is subject to change and certain items may be postponed. NOTE: During a Public Hearing, each speaker shall state his name and address prior to addressing the Board and shall be granted the floor for up to three minutes. The Board will complete its deliberation of the project under review at midnight. All remaining items will be placed first on the next agenda.

## **I. Minutes Approval - 04/22/2025**

## **II. Public Hearing**

### **#2025-018 7 Collins Ct In-Law Apartment SUP**

SBL: 259.15-2-11

Proposed construction of an In-law apartment, 7 Collins Ct, Zoned: B2 - Business Non Retail 2 Status: Concept  
Applicant: N. DeMarco, Consultant: Capital District Contractors, S. Foster

[http://www.citizenserve.com/Documents/398/462817939\\_2528%20DeMarco%20SUP%20Progress%203-31%207%20collins.pdf](http://www.citizenserve.com/Documents/398/462817939_2528%20DeMarco%20SUP%20Progress%203-31%207%20collins.pdf)

## **III. Old Business**

### **#2025-005 Wood Rd Outdoor Soccer Training & Fitness Facility Site Plan**

SBL: 250.-2-1.1

Proposed construction of a soccer field, Wood RD, Zoned: L2 - Light Industrial 2, Status: Preliminary  
Applicant: Cassroots Consultant: EDP – J. Dannible  
Last Seen On: 04/22/2025

### **#2023-016 1019 Route 146 Gas Station and Convenience Store**

SBL: 271.-1-11

Proposed construction of gas station and convenience store, 1019 Rt 146  
Zoned: B3 - Neighborhood Business, Status: Final  
Applicant: M & M Food Mart Consultant: Nolan Engineering, PLLC – R. Nolan  
Last Seen On: 03/11/2025

[http://www.citizenserve.com/Documents/398/464180819\\_05\\_%201019%20Route%20146%20Clifton%20Park%20Site%20Planning%20Drawing%20Set%20-%204.8.25%20\(14%20Drawings\).pdf](http://www.citizenserve.com/Documents/398/464180819_05_%201019%20Route%20146%20Clifton%20Park%20Site%20Planning%20Drawing%20Set%20-%204.8.25%20(14%20Drawings).pdf)

## **IV. New Business - none**

## **V. Discussion - none**

**Next PB Meeting: May 28th**

## Review Comments by Project ID

Project ID Number: 2025-018

| file#     | permit#      | project# | Route Name                   | Activity Type                  | Reviewer          | Completion Date | comment  |
|-----------|--------------|----------|------------------------------|--------------------------------|-------------------|-----------------|--|
|           |              |          |                              |                                |                   |                 | <b>Project Name: #2025-018 7 Collins Ct In Law Apartment SUP</b>   |
| 25-000396 | SUP25-000003 | 2025-018 | Special Use Permit - Concept | SUP Review                     | Scott Reese       | 04/08/2025      | The parcel is located in the Residential -1 Zoning District (R1). Per Town Code Chapter 208-10 B. (10)(a)[7] [a] A two-family and an in-law apartment are a special use that requires Planning Board approval. The applicant has applied for a Special Use approval from the Planning Board. |
| 25-000396 | SUP25-000003 | 2025-018 | Special Use Permit - Concept | Planning Director Plans Review | John Scavo        | 05/08/2025      | I recommend that as a condition of the SUP, additional vehicles customarily associated with an in-law apartment shall be prohibited from parking parallel to the paved public roadway within the Town's right-of-way.  |
| 25-000396 | SUP25-000003 | 2025-018 | Special Use Permit - Concept | Open Space Plans Review        | Jennifer Viggiani | 04/18/2025      | No comments at this time.  |
| 25-000396 | SUP25-000003 | 2025-018 | Special Use Permit - Concept | Fire Marshall Plans Review     | John DeSimone     | 04/08/2025      | A building permit will be needed prior to any construction   |
| 25-000396 | SUP25-000003 | 2025-018 | Special Use Permit - Concept | SEQR Review                    | John Scavo        | 05/08/2025      | See Attached SEQR Recommendation for the project, which constitutes and unlisted action pursuant to SEQRA.   |
| 25-000396 | SUP25-000003 | 2025-018 | Special Use Permit - Concept | Postal Verification            | John DeSimone     | 04/08/2025      | Existing postal number will apply to this project. 7 Collins Court.  |
| 25-000396 | SUP25-000003 | 2025-018 | Special Use Permit - Concept | Sewer Review                   | Mike OBrien       | 04/08/2025      | All work must be done to Town and County Standards.  |
| 25-000396 | SUP25-000003 | 2025-018 | Special Use Permit - Concept | Sewer Review                   | Mike OBrien       | 04/08/2025      | The project lies within a Sewer District operated by the Town of Clifton Park and will need to comply with the Town Sewer Use laws.  |
| 25-000396 | SUP25-000003 | 2025-018 | Special Use Permit - Concept | Zoning Plans Review            | Scott Reese       | 05/09/2025      | Per Town Code Chapter 208-7 Definitions and word usage - In-Law Apartment - The size of the in-law apartment is not to exceed 30% of the gross floor area (GFA) of the principal unit. The existing GFA is 2,600 sf with a maximum size in-law apartment of 780 sf. The proposed             |



**Project #2025-005 Wood Rd Outdoor Soccer Training & Fitness Facility Site Plan**

**No new Comments – project was tabled from April 22<sup>nd</sup> Planning Board Meeting**

## Review Comments by Permit#

Permit Number: SPR25-000019

| File#     | Permit#      | Project ID Number | Route Name               | Activity Type   | Reviewer          | Completion Date | Comment  |
|-----------|--------------|-------------------|--------------------------|---|-------------------|-----------------|--|
| 23-001545 | SPR25-000019 | 2023-016          | Site Plan Review - Final | SEQR Review   | John Scavo        | 04/18/2025      | Attached, please find a draft notice of non-significance for the Planning Board's consideration to issue a negative declaration pursuant to SEQRA requirements.  |
| 23-001545 | SPR25-000019 | 2023-016          | Site Plan Review - Final | Postal Verification                                   | John DeSimone     | 04/23/2025      | Assigned Postal number to remain, 1019 Route 146.  |
| 23-001545 | SPR25-000019 | 2023-016          | Site Plan Review - Final | Fire Marshall Plans Review                            | John DeSimone     | 04/23/2025      | No concerns or comments at this time.  |
| 23-001545 | SPR25-000019 | 2023-016          | Site Plan Review - Final | Open Space Plans Review                               | Jennifer Viggiani | 04/23/2025      | As there are residential properties along and off of NY Route 146, please show a pedestrian route connecting from the future Town sidewalks along the NYS Route 146 frontage that are being designed in 2025, to the Convenience Store. This site, although serving vehicles through gas sales, will also be a pedestrian and bicyclist generator for the convenience store use. |
| 23-001545 | SPR25-000019 | 2023-016          | Site Plan Review - Final | Open Space Plans Review                               | Jennifer Viggiani | 04/23/2025      | Please include a bike rack for patrons arriving by bike to access the convenience store.   |
| 23-001545 | SPR25-000019 | 2023-016          | Site Plan Review - Final | Open Space, Trails, and Riverfront Advisory Committee | Melinda Acker     | 05/06/2025      | Ensure 15 feet right of the way for future all-purpose trail on route 146  |
| 23-001545 | SPR25-000019 | 2023-016          | Site Plan Review - Final | Planning Director Plans Review                        | John Scavo        | 05/09/2025      | The applicant's response letter appears to adequately address the outstanding issued raised at the 11-13-24 Planning Board meeting.  |
| 23-001545 | SPR25-000019 | 2023-016          | Site Plan Review - Final | Planning Director Plans Review                        | John Scavo        | 05/09/2025      | Add a note to the final site plan stating: Area variances granted by the ZBA on April 1, 2025, under Permit No. VAR24-000019. These variances reduced the front yard depth, parking area setbacks to property lines, green space percentage required, gas pump setback locations, and primary building setbacks.   |

|           |              |          |                          |                                |             |            |   |
|-----------|--------------|----------|--------------------------|--------------------------------|-------------|------------|---|
| 23-001545 | SPR25-000019 | 2023-016 | Site Plan Review - Final | Planning Director Plans Review | John Scavo  | 05/09/2025 | Update the Lot and Bulk Requirements Table to reflect a third column for the setbacks provided. Add an asterisk by each, noting at the bottom a reference to the asterisks *Area Variance Granted Per Note.                                   |
| 23-001545 | SPR25-000019 | 2023-016 | Site Plan Review - Final | Zoning Plans Review            | Scott Reese | 05/09/2025 | The application with a single entrance onto NYS Rt 146 that required eight area variances was approved by the ZBA on April 1, 2025.   |
| 23-001545 | SPR25-000019 | 2023-016 | Site Plan Review - Final | Stormwater Review              | Scott Reese | 05/09/2025 | In addition to MJ Engineering comment letter dated May 6th, 2025:   |
| 23-001545 | SPR25-000019 | 2023-016 | Site Plan Review - Final | Stormwater Review              | Scott Reese | 05/09/2025 | In addition to MJ's comment #4 for two treatments prior to the infiltration structure, would recommend a practice that would address capturing the hydrocarbons that would runoff into each catch basin (i.e. catch basin snouts or filters). |



May 6, 2025

Mr. Kevin Pultorak  
Nolan Engineering, PLLC  
333 Kingsley Rad  
Burnt Hills, New York 12027

Sent Via Email: singerj@nolan-engineering.com

**Re: Gas Station and Convenience Store  
Tax Map ID 271.-1-11  
CP File: 2023-001545  
MJ File: 700.362**

Dear Mr. Pultorak:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) has reviewed the submission for the above referenced project. Documents received for our review included the following:

- Area Variances NOD dated April 1, 2025
- Site Plan (14 Sheets) prepared by Nolan Engineering PLLC and Brett Steenburgh, PE last dated April 7, 2025.
- Comment response letter dated April 8, 2025.
- Stormwater Management Report prepared by Nolan Engineering PLLC and Brett Steenburgh, PE last dated April 7, 2025.

Based upon our review of the above documents, we offer the following comments for consideration.

#### **STATE ENVIRONMENTAL QUALITY REVIEW**

1. No further comments.

#### **SITE PLAN**

2. On Sheet SMP-1 the underground detention detail shows a 12-inch outlet being reduced to 6-inch however on the plan view it shows a 12-inch pipe with flared end section. The comment response indicated that some type of restriction will be provided in the 12-inch pipe. Please provide clarification on how this restriction will be installed along with a detail.
3. Update the Sign #2 detail with the correct language on and colors for the No Parking sign. (see example below).





**STORMWATER MANAGEMENT REPORT**

4. No further comments.

**TRAFFIC**

5. No further comments.

Should you have any questions, please do not hesitate to contact me at (518) 371-0799.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Lippmann', written over a horizontal line.

Walter F. Lippmann, P.E.  
Associate, Land Development Group Manager

ecc: Clifton Park Planning Board  
John Scavo, Director of Planning  
Scott Reese, Zoning Administrator/Stormwater Management Officer  
Jennifer Viggiani, Open Space Coordinator  
Melinda Acker