



Planning Board Agenda

Wednesday, May 28, 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 - 05/13/2025

II. Public Hearing

#2025-009 540 Waite Rd 3 lot Subdivision

SBL: 270.-1-65.2

Proposed subdivide of an 82.01-acre lot into 3 lots, 540 Waite RD , Zoned: CR - Conservation Residential, Status: Preliminary

Applicant: Prestige Build Consultant: GVG Land Surveyor, PLLC – B. Wilklow

Last Seen On: 03/25/2025

http://www.citizenserve.com/Documents/398/467417428_3%20LOT%20SUB%20REV%204-28-25.pdf

III. Old Business

#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)

SBL: 265.-5-12

The proposed project includes the clearing and grading associated with the construction of three (3) office/warehouse buildings on 3 separate lots, Kinns RD , Zoned: B5 - Corporate Commerce Status: Preliminary

Applicant: Synergy Park LLC, Consultant: Lansing Engineering, C.Jarvis

Last Seen On: 11/13/2024

http://www.citizenserve.com/Documents/398/468503093_37312-2025_5_5-Synergy%20Lot%201%20Site%20Plans.pdf

~~#2025-008 Starpoint Church Parking Expansion~~ Project removed at the applicant's request. Will be scheduled for a Public Hearing on June 24th.

~~SBL: 277.16-2-21~~

~~Applicant proposes a Church parking Expansion, 14 Jarose PL , Zoned: R1 Residential, Status: Revised Preliminary~~

~~Applicant: Northstar Church Inc Consultant: ABD Engineers J. Hitchcock, Jr~~

~~Last Seen On: 03/11/2025~~

http://www.citizenserve.com/Documents/398/468521330_2877b%20-%20Site%20Plan%20Rev1%20-%202025_05_05.pdf

IV. New Business

#2025-022 471 Grooms Road Duplex SUP

SBL: 278.-1-45

Applicant proposes construction of a duplex, 471 Grooms RD , Zoned: R1 Residential, Status: Concept

Applicant: Manny Topsoil and Gravel Consultant: Advanced Engineering – N. Costa

http://www.citizenserve.com/Documents/398/466491015_site%20plan.pdf

V. Discussion - none

Next PB Meeting: June 10th

Review Comments by Permit#

Permit Number: sub25-000008

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	05/20/2025	The applicant has submitted proof of mailing to property owners within 500 feet for a subdivision application. The postmaster dated receipt of the letters for mailing on May 13, 2025, and the evidence is in the project file.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	05/20/2025	Add a note stating: A parkland fee in the amount of \$1,250 per new residential lot, as required by the Town of Clifton Park, shall be paid prior to the stamping of the final subdivision plan. This fee is assessed in accordance with the Town's subdivision regulations and is payable to the Town of Clifton Park.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	05/20/2025	The Saratoga Co. Planning Board issued a letter dated April 17, 2025 noting a recommendation of: No inter community or county wide impact.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	SEQR Review	John Scavo	05/20/2025	I have prepared and attached a draft SEQR Determination and completed Parts II and III of the Short Environmental Assessment Form (SEAF) for the Planning Board's consideration. These materials are submitted in advance of the scheduled public hearing, with the recommendation that the Board review and, if appropriate, adopt the Negative Declaration prior to opening the hearing.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	The proposed subdivision meets Town Code Chapter 208-16 E. (2) (b) Development on 10 acres or more. A parcel consisting of 10 acres or more may be developed at a density of one residential dwelling unit per 10 acres, provided there is at least one acre of unconstrained land available to accommodate a residential use, including any required well and septic system.
25-000226	SUB25-000008	#2025-009 540 Waite Rd	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	The subdivision plans show a 75 foot front yard setback building line. The parcels are in the Conservation

		3 lot Subdivision					Residential Zone where the front yard setback is 30 feet.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	05/22/2025	When applying for a driveway permit with the Highway Department, include installing a culvert to allow drainage to continue down Waite Road.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	05/22/2025	Verify if the project requires to be submitted for NYSDEC Wetland parcel jurisdictional determination.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	05/22/2025	I support MJ Engineering's comment letter dated May 21, 2025, regarding the Stormwater related comments.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Open Space Plans Review	Jennifer Viggiani	05/23/2025	Waite Road has been identified as a corridor for a future pathway system. Please see the Town Trails Concept Map attached for reference.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Open Space Plans Review	Jennifer Viggiani	05/23/2025	Subject property is located within Western Clifton Park. The Western Clifton Park Land Conservation Plan & GEIS Design Guidelines offer recommendations for siting homes in the landscape in this area of town.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Postal Verification	John DeSimone	05/27/2025	Please see approved postal verification in documents. These postal numbers will be finalized with Saratoga County Emergency Services upon final approval from planning dept.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Fire Marshall Plans Review	John DeSimone	05/27/2025	Parcel that is assigned 550 Waite Rd may require driveway modifications due to the length. Per section 511, sub section 511.2 of the NYSFC



May 21, 2025

Mr. Robert Wilklow, PLS
Gilbert VanGuilder Land Surveyor, PLLC
988 Route 146
Clifton Park, New York 12065

Sent Via Email: bwilklow@gvglandsurveyors.com

Re: 540 Waite Road 3-Lot Subdivision
Tax Map ID 270.-1-65.2
CP File: 2025-009
MJ File: 700.414

Dear Mr. Wilklow:

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:

- Subdivision Map titled "Subdivision of Lot 2 Subdivision of Lands of Mary Kay Branch as Trustee of the Standish Family Irrevocable Trust" as prepared by Gilbert VanGuilder Land Surveyor, PLLC, 1 sheet in total, and dated April 28, 2025.
- Short Environmental Assessment Form dated February 17, 2025.
- Basic Stormwater Pollution Prevention Plan as prepared by Advance Engineering & Surveying PLLC dated April 2025.
- Erosion and Sediment Control Plan as prepared by Advance Engineering & Surveying PLLC dated April 22, 2025.
- Septic System design drawings for Lots A, B, and C

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

SUBDIVISION

2. The septic system design for each lot shall be stamped by a NYS Professional Engineer and be submitted to the Town's Building Department for review.
3. The erosion and sediment control plan should be incorporated into the final complete set of drawings to the Town.
4. In accordance with Town Code Section §86-8D(3) *Sanitary Sewerage*, where percolation rates are greater than 60 minutes, any fill material used for constructing the wastewater disposal system must be installed and stabilized for a period of up to six months and evidence of a satisfactory final percolation test must be submitted prior to the issuance of a building permit. This should be reviewed with the Town's Building Department.



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



Fishkill, NY
Levittown, NY
Picatinny, NJ
Melbourne, FL



STORMWATER POLLUTION PREVENTION PLAN REVIEW

5. It is recommended to provide wetlands protection fencing along the 100-foot buffer line on Lots A and C to keep the contractor from encroaching into this area unless a permit is obtained.
6. Revise the introduction section of the SWPPP to correct the address, as the current narrative references an incorrect location of 5095 Western Turnpike.
7. Pursuant to Part III.A.2 of the GP-0-25-001, the SWPPP must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRRA), 6 NYCRR Part 490 and associated guidance.
8. Provide a summary of the environmental screening, including but not limited to, wetlands, endangered species, cultural resources, etc.
9. The Construction Process and Phasing Section of the SWPPP states that the project will be divided into a series of phases, however the Erosion and Sediment Control Phasing table shows all work occurring within a single phase. Please clarify how work will occur. If project plans to be phased, a phasing plan shall be included.
10. Include a draft eNOI as an Appendix in the SWPPP.
11. Include a sample Inspection Form as an Appendix in the SWPPP.
12. The contractor shall install temporary orange construction fencing to delineate the disturbance limits. Silt fencing shall be installed along the contours as appropriate, in accordance with NYS Standards and Specifications for Erosion and Sediment Control.
13. In accordance with the NYS Standards and Specifications for Erosion and Sediment Control, show the anticipated locations for soil stockpiles and concrete washouts. Include maintenance requirements for these Best Management Practices.

The applicant shall provide written responses to all technical comments provided by the Town staff and consultants as part of the next submission. 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 'Walter F. Lippmann', written over a white background.

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

Review Comments by Permit#

Permit Number: spr25-000020

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Stormwater Review	Scott Reese		Make sure the modification of the SWPPP for Synergy Park Drive is the latest revision, the Town's latest revision is June 2, 2021.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Stormwater Review	Scott Reese		I support MJ Engineering's comment letter dated May 21, 2025, regarding the Stormwater related comments.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Stormwater Review	Scott Reese		Provide information on the Proposed Stormwater Basin #1 on the slopes, depth, benches, water levels so it meets NYSDEC safety requirements.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Stormwater Review	Scott Reese		Provide maintenance access to proposed structure OCS2.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	Plans need to show the 130 foot building setback from the centerline of NY Rt 9.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	Per Town Code Chapter 208-54 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 configuration, the intent of this chapter is better met by allowing construction within the front yard setback.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	Per Town Code Chapter 208-54 E. (2) Side yards/rear yards. In order to allow and promote the purpose of this article for maximum flexibility of design in order to preserve as much

		Site Plan (Synergy Park)					of the natural environment as possible, there is established a ten-foot rear and side yard setback which shall be treated as a buffer area except for each parcel of a multibuilding office complex; the extent of internal buffering to be determined during site plan review. This buffer area shall contain natural or planted vegetation for the purpose of screening uses from adjacent properties. Since the grading plans are disturbing into the buffer areas the Planning Board shall determine if the proposed planted vegetation is sufficient.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	The grading plans show proposed grading off the property and into both the State and County Right-of-Ways. The applicant shall provide documentation that both entities will allow this disturbance. Since the grading plan will be removing mature vegetation, it is recommended that the applicant provide a more robust planting plan to achieve the buffer as per comment #3 and to meet Town Code Chapter 208-55 B where consideration shall be given to preservation of natural and existing vegetation as well as new plantings throughout the entire site plan.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	ECC Review	Scott Reese	05/23/2025	The ECC notes that the complexity of the slopes in the area of Lot A-1 and requests all erosion and water quality controls shall be put in place at the initial phase of site preparation and shall be maintained until all construction ends and soils are stabilized.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/23/2025	In a letter dated December 20, 2024 the Saratoga Co. Planning Board issued a recommendation stating: No significant county-wide or inter-community impact.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse	Site Plan Review - Preliminary	Planning Director	John Scavo	05/23/2025	My prior comments have been adequately satisfied.

		Buildings on 3 Lots Site Plan (Synergy Park)		Plans Review			
24- 001750	SPR25- 000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/23/2025	The applicant and Planning Board should consider, as part of their discussions for the project, the adequacy of the proposed landscaping and its conformation to Section 208-55 of the Town Code titled Development Standards. Specifically, Subsection B, which states:... Consideration shall be given to planting along property lines, buffer areas, and along the walls of the building or structure, where possible, without impeding the operations of the facility. However, if there is substantial natural vegetation on site that serves the requirements, i.e., screening, aesthetics, etc., the Planning Board shall not require additional landscaping except where deficiencies exist.
24- 001750	SPR25- 000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/23/2025	Confirm and call out on the planting plan if the proposed white pines are proposed to be 30' on center staggered spacing.
24- 001750	SPR25- 000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/23/2025	The final plan should display the assigned 911 addresses for each lot.
24- 001750	SPR25- 000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/23/2025	Based on the photometric plan, it appears no exterior lighting is proposed along the East, South, and North sides of the 75,000 SF Building and the 69,920 SF Building. A notation stating such should be added to the lighting plan, Sheet LT-1.
24- 001750	SPR25- 000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	SEQR Review	John Scavo	05/23/2025	Previously, as part of the SEQR review, the Planning Board completed an analysis of a comprehensive build-out plan for the development of Synergy Technology Park and issued a

							Negative Declaration. The Planning Board can continue its review and consideration for potential significant impacts as each site develops. However, the Board may rely upon its prior SEQR findings, confirming that this application does not present impacts not previously considered and mitigated. Previous mitigation includes assigning a wetlands buffer from ACOE wetlands and traffic improvements associated with adding a dedicated right turn lane on Kinns Road to the NYS Route 9 Intersection.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Open Space Plans Review	Jennifer Viggiani	05/23/2025	Thank you for showing on the plans the multi-use trail along Synergy Tech Park Road including up to and along the frontage of the project site on the west side of Synergy Tech Park Road. Please show a detail as to how the multi-use trail will connect at Kinns Road, or connect to the end of Synergy Tech Park Road -- until such time as the Kinns Road segment is constructed (so that there is not a dead end to the trail.) Who has the maintenance responsibility for the multi-use trail to be built along Synergy Tech Park Road?
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Open Space Plans Review	Jennifer Viggiani	05/23/2025	What is the plan and schedule for the multi-use trail to be constructed along Kinns Road per the previously approved subdivision plan?
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	05/27/2025	No additional comments or concerns
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Postal Verification	John DeSimone	05/27/2025	New lot will be 9 Synergy. Vacant lot will keep existing SBL# and Existing #11 Postal Address. Please reference approved postal plan in documents



May 21, 2025

Mr. Yates Scott Lansing, PE
Lansing Engineering
2452 NYS Route 9, Suite 301
Malta, New York 12020

Re: Synergy Park Lots 1, 2 and A-1 Subdivision and Site Plan
Tax Map ID 265.-5-3, 265.-5-2 & 265.-5-12
CP File: 2024-043 and 2024-044
MJ File: 700.402

Dear Mr. Lansing:

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:

- Full Environmental Assessment Form dated May 5, 2025
- Site Plan, titled "Synergy Lot 1" dated May 5, 2025, prepared by Lansing Engineering
- Water and Sewer Report dated May 5, 2025, prepared by Lansing Engineering
- Comment Response Letter dated May 5, 2025.
- Stormwater Pollution Prevention Plan dated May 5, 2025 prepared by Lansing Engineering

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. The Synergy Technology Park was previously reviewed by the Planning Board as part of a master plan development. As part of that review, the Planning Board completed a comprehensive review and issued a negative declaration under SEQRA. This application represents a detailed site plan application for one of the lots within the park. The Planning Board shall continue with its review. However, the Board may rely upon its prior SERA findings, confirming that this application does not present impacts not previously considered and mitigated, if mitigation was required.

SITE PLANS/SUBDIVISION

Sheet SD-1

2. The subdivision map should indicate any cross-connection easements between the two lots.
3. Subsequent submissions shall include the metes and bounds of the deed restricted areas. This plat shall be prepared by a surveyor licensed to practice in the State of New York.

Sheet EC&D-1

4. Wherever grading is to occur adjacent to regulated wetlands, provide orange construction fence as an added protection and barrier.



Sheet LM-1

5. Show the location of and provide a detail for any exterior refuse areas.
6. It should be noted that all ADA parking signs should be building mounted as the posts appear to impede with the accessible parking aisle and sidewalks.

Sheet UG-1

7. For each stormwater wetland, pretreatment equaling a minimum of 10% of the WQv shall be provided at each wetland inflow point, unless an inflow point provides less than 10% of the total design storm flow to the wetland. Pretreatment shall be achieved with a sediment forebay, or an equivalent upstream pretreatment device. Indicate on the plans where the pretreatment device is being provided.
8. It appears the proposed grinder pumps are located within the pavement drive aisles. The grinder pumps should be either relocated to lawn areas or provide bollards around them.

Sheet SG-1

9. No comments.

Sheet EA-1

10. No comments.

Sheet TTP-1

11. No comments.

Sheet LT-1

12. No comments.

Sheet LP-1

13. The applicant should consider alternating evergreen species in lieu of all white spruces along Kinns Road and NYS Route 9.

Sheet DT-1, DT-3 and DT-3

14. The sanitary sewer system and water system improvements have not been reviewed and is subject to the review and approval of the Saratoga County Sewer District No. 1 and Clifton Park Water Authority. The final plans shall incorporate any technical comments issued by each agency.



Sheet DT-4

15. No comments.

Sheet DT-5

16. Provide the 10-year and 100-year storm elevations on Detail 2 Gravel Wetland.
17. Verify the pipe invert out of the outlet control structure to be 4-inches above the filter media. The bottom of the filter media is at approximately 258.33 so 4-inches above this would be 258.66.

Sheet DT-6

18. Detail 1 on this sheet is referencing the Gravel Wetland #1, please verify stormwater practice.
19. Details 2 and 3 are referencing Basin 4 and Basin 1 respectfully, however there is no Basin 4 and it appears Detention Basin 1 is a filtration bioretention practice. Please revise accordingly.
20. Provide any pretreatment grave diaphragm as needed along parking lot for the bioretention basin.

Sheet DT-7

21. Show on the plans the locations of the proposed Jellyfish and Cascade units.

STORMWATER POLLUTION PREVENTION PLAN

22. Since it appears the on-site stormwater management facilities will be privately owned, a maintenance agreement should be executed with the Town of Clifton Park.
23. Section 2.3 states the summary of the soil testing is included in Appendix B however it is not included and the pre and post drainage drawings are shown. Although the results of the soil testing are shown on the cover sheet of the project plans, include a map of the test pit locations and boring logs in Appendix B of the SWPPP.
24. Section 13.1 should provide a comprehensive discussion of each stormwater management system, including pretreatment devices and the long-term operation and maintenance requirements for each system. It appears this is included in Appendix H and should be referenced as such in this section of the report.
25. Provide the calculation spreadsheets for each of the practices proposed, ie. conservation of natural areas, gravel wetland, bioretention, etc.
26. Include a draft of the new GP-0-25-001 eNOI should be provided and included in Appendix J.
27. Question 36 of the eNOI indicates that the CPv is not required however Section 6.3 Detention Basin #2 discuss CPv, please clarify.



28. Indicate on the plans where the forebay sizing calculation sheet is referencing.

29. It appears the drawings provided in Appendix E are for 329 Route 146 and not Kinns Road.

The applicant shall provide written responses to all technical comments provided by Town staff and consultants as part of the next submission. 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 faint, illegible printed name.

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

Review Comments by Permit#

Permit Number: sup25-000004

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	SUP Review	Scott Reese	04/23/2025	This Special Use is permitted per Town Code 208-10 B. (10)(a)[7] identifies a Dwelling, two-family and/or semidetached as a special use pursuant to chapter 208-79. The proposed land area exceeds the minimum area requirement. The building setbacks will need to adhere to Town Code Chapter 208-98.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Postal Verification	John DeSimone	05/14/2025	Assigned postal numbers for duplex will be 471 & 469 Grooms Rd. Please see and reference approved postal verification in documents.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Postal Verification	John DeSimone	05/14/2025	Saratoga county emergency services will be notified of change when final approval is granted from planning dept.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Fire Marshall Plans Review	John DeSimone	05/14/2025	No concerns with proposal
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	05/23/2025	The proposed project is subject to Section 239 of General Municipal Law and will be referred to the Saratoga Co. Planning Board for a recommendation.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	05/23/2025	The Saratoga County DPW is the entity for permitting any work to be performed within the Saratoga County ROW. Please get in touch with Gary Meier, Saratoga Co. DPW, at 518-885-2235 to discuss obtaining the necessary permits for soil disturbance and a driveway curb cut onto Vischer Ferry Road (CR-90).
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	05/23/2025	As plans advance, address whether public utility connections to water and sanitary sewer will be made and, if so, show the lateral locations and proposed connections to each. Correspondence with the Clifton Park Water Authority and Saratoga County Sewer District

							is required to demonstrate that each has the capacity and a willingness to provide service to the proposed duplex.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	SEQR Review	John Scavo	05/23/2025	The applicant must complete Question 3 on the SEAF Part I to allow the environmental review to proceed.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	SEQR Review	John Scavo	05/23/2025	The limits of clearing and grading should be shown to determine if the wetlands present on-site will be disturbed or impacted by the proposed duplex.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Open Space Plans Review	Jennifer Viggiani	05/23/2025	Recommend a close look at the proposed driveway location, due to its proximity to an intensely used intersection of Grooms Road and Lapp Rd, (an intersection that is not shown on the site plan). There is a widened shoulder that drivers utilize heading west bound on Grooms Rd to avoid getting stuck behind drivers waiting to turn left/south onto Lapp Rd.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Open Space Plans Review	Jennifer Viggiani	05/23/2025	A future town trails concept is to create a complete Grooms Road Multi-Use Trail along this corridor, although it has not been determined final location/side of Grooms Road. Please see attached Town Trails Concept Map.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Stormwater Review	Scott Reese	05/23/2025	Show proposed public sewer and public water connections. If wetland disturbance is necessary provide a copy of the approved ACOE Permit Application.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Stormwater Review	Scott Reese	05/23/2025	The original 3 Lot Subdivision Plans was showing 0.93 acres of disturbance for three proposed duplex's. It is my understanding that the applicant is waiting to hear from the ACOE that the wetlands are isolated and not jurisdictional. If it is determined if the wetlands are non-jurisdictional, what will the total area of disturbance be? The applicant shall show an updated Erosion and Sediment Control Plan, that will include early demarcation by orange construction fencing of the wetland boundaries prior and during site construction.

25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Zoning Plans Review	Scott Reese	05/23/2025	Per Town Code Chapter 208-98 Grooms Road that is a street that requires a special setback line of 100 feet from the center line of the roadway.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Zoning Plans Review	Scott Reese	05/23/2025	On the plans, In the Zoning and Land Use Chart change Maximum Floor Area to Minimum Floor Area.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Zoning Plans Review	Scott Reese	05/23/2025	Per Town Code Chapter 208-79 A. (1) this Special Use Permit requires special consideration so that the (proposed duplexes) are properly located and planned with respect to the objectives of the chapter and the (proposed duplexes) effect on the surrounding properties and community character.