



Planning Board Agenda

June 10, 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 - 05/28/2025

II. Public Hearing

#2025-006 670/674 Plank Road Two Family Dwelling SUP

SBL: 271.8-5-26

Proposed construction of a two family dwelling duplex, 670 Plank Rd, Zoned: R1 – Residential
Status: Preliminary

Applicant: Trinity Place & Ten Broeck Consultant: GVG Land Surveyor, PLLC – K. Weed

Last Seen On: 03/11/2025

[http://www.citizenserve.com/Documents/398/470696306_SUP%20LOT%201%20%26%202-Model%20\(1\).pdf](http://www.citizenserve.com/Documents/398/470696306_SUP%20LOT%201%20%26%202-Model%20(1).pdf)

http://www.citizenserve.com/Documents/398/469474797_670%20Plank%20Road%20Building%20Elevation.pdf

III. Old Business - none

IV. New Business

#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP

SBL: 272.-1-27.11

Proposed subdivision and redevelopment of site with a new quick serve restaurant with drive thru and a new coffee kiosk with drive thru, 811 Rt 146 , Zoned: TC6 - Boulevard Zone, Status: Concept

Applicant: Hospitality Syracuse Inc Consultant: Bohler Engineering – S. Burden

http://www.citizenserve.com/Documents/398/470768353_2025-05-16%20Clifton%20Park%20Site%20Plan.pdf

V. Discussion - none

Next PB Meeting: June 24th

Review Comments by Permit#

Permit Number: SUP25-000006

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese		The two proposed duplex's meet all space and bulk standards per Town Code.
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	SUP Review	Scott Reese	05/22/2025	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 areas meet or exceeds the minimum area requirement.
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	05/23/2025	The applicant shall show the location of the foundation of the duplex on Lot 1 so its not within the utility easement.
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	05/23/2025	The applicant shall show a grading plan so it shows that there will be no impact to the ACOE Wetlands. Add the Environmental Protection Area signs, and proposed trees on the plans as shown on the previously approved subdivision plans.
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	05/23/2025	With the proposed modification to the 5 lot single family residential to 2 duplexes and 3 single family homes impacts the original Basic SWPPP. The applicant shall provide a narrative to be included with the original Maxwell Drive Residential Subdivision Basic SWPPP, dated June 6th, 2022, prepared by Lansing Engineering. The applicant shall also

		Dwelling SUP					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.
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	05/23/2025	There are existing wetlands on site that have a permit to be filled, those areas should be shown on the plans. When the work is complete send a signed copy of the Nationwide Permit Compliance Certification and Report Form.
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	05/23/2025	The two proposed duplex's meet all space and bulk standards per Town Code.
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	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.
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	ECC Review	Scott Reese	05/23/2025	The proposed site plan shows very little usable outdoor space for duplex homes. Lot 1 is constrained by a utility easement. Lot 2 is constrained by the Federal Wetland delineation. The ECC strongly recommends that this project be reduced to single family homes or a single duplex by combining lots 1 and 2.
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	ECC Review	Scott Reese	05/23/2025	The ECC notes the change from single family to duplex homes increases traffic in this vicinity and produces a higher density unsuitable for this busy corner.

25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	ECC Review	Scott Reese	05/23/2025	The ECC notes that while a small area of usable land it will still need to be maintained and equipment used to do this may have ramifications on the wetlands it borders.
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	Open Space Plans Review	Jennifer Viggiani	05/27/2025	Please see attached "Existing Trails Map near 670 and 674 Plank Rd Two Family Projects" attached in this project file for your reference. Recommend this project include a new path built along the Plank Road frontage for these four new dwelling units to connect to the existing Maxwell Drive Multi-Use Paved Trail. This project site is on the west side of Maxwell Drive, which has an existing multi-use trail on the east side of Maxwell. This SUP proposal for two (2) duplexes for 4 units total, should consider adding a path along its frontage along Plank Road, connecting to Via da Vinci and Maxwell Dr. and adding neighborhood connectivity. The 2012 Trails Concept Plan: A Long-Term Vision, Town of Clifton Park identifies Plank Road for a potential multi-use trail route. The addition of a path segment from Via Da Vinci to Maxwell Drive, along Plank Road, would provide a significant public benefit to the community for closing a neighborhood gap to the Maxwell Drive Multi-Use Trail, which leads to a diverse, commercial area, restaurants, and shopping, among many other community destinations. An alternative is to add a segment of concrete sidewalk that connects from Via Da Vinci in the Plank Rd right-of-way to Maxwell Drive
25-000140	SUP25-000006	#2025-006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	Fire Marshall Plans Review	John DeSimone	05/27/2025	No concerns at this time
25-000140	SUP25-000006	#2025-006 670/674 Plank	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	06/06/2025	The limits of the sewer force main on the property and its easement to be conveyed to the Saratoga Co. Sewer District should be marked by a survey before soil disturbance

		Road Two Family Dwelling SUP					activities commence to ensure the offset for the dwelling at 674 Plank Road does not encroach onto the easement.
25- 000140	SUP25- 000006	#2025- 006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	06/06/2025	Display the side yard setback from 674 to the nearest property line at lot 78 Via Da Vinci to confirm compliance.
25- 000140	SUP25- 000006	#2025- 006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	06/06/2025	Given the limits of clearing and grading, it is recommended that the Planning Board and the applicant consider installing landscaping along Maxwell and Plank Roads. This will help minimize and mitigate the visual impact of the duplex dwellings permitted by special use permit within the zoning district. Or determine the extent to which certain mature vegetation will remain.
25- 000140	SUP25- 000006	#2025- 006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	SEQR Review	John Scavo	06/06/2025	The project is considered a Type II action under 6NYCRR 617.5(c)(11) of the Type II Actions List that states: construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system, or both, and conveyances of land in connection therewith
25- 000140	SUP25- 000006	#2025- 006 670/674 Plank Road Two Family Dwelling SUP	Special Use Permit - Preliminary	SEQR Review	John Scavo	06/06/2025	Recommend the Planning Board classify the special permit application of 670 and 674 Plank Road as a Type II action pursuant to SEQRA and note that as a Type II action, no further environmental review is required.



June 4, 2025

Mr. Samuel Burden
Bohler Engineering
17 Computer Drive West
Albany, NY 12205

Sent Via Email: sburden@bohlereng.com

Re: 811 Route 146 2-Lot Commercial Subdivision and Site Plan
Tax Map ID 272.-1-27.11
CP File: 2025-024
MJ File: 700.422

Dear Mr. Burden:

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

- Short Environmental Assessment Form signed and dated, April 16th, 2025
- Town of Clifton Park Agricultural Data Statement and Control Form, undated.
- Town of Clifton Park Applicant Ethics Disclosure signed and dated April 16th, 2025
- Concept Site Plan titled "Proposed Site Plan Documents" as prepared by Bohler Engineering, 1 sheet in total, and dated May 12th, 2025.
- Project Narrative dated May 18th, 2025
- Survey Map titled "Boundary & Topographic Survey of the Lands of Hospitality Syracuse, Inc." as prepared by Ausfeld & Waldruff Land Surveyors LLP, 1 sheet in total and dated March 24th, 2025

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an Unlisted Type action. In Town Code Section 208.95(F)(9): Subject to and in accordance with the State Environmental Quality Review Act (SEQRA), the Planning Board shall be the lead agency for the purpose of conducting the environmental review of the application for a site plan. The Planning Board shall conduct an integrated comprehensive environmental review of the proposed project in combination with its review of the application under this article. If the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional.
 - a. Town of Clifton Park Planning Board: Plan approval
 - b. Saratoga County Planning: GML 239-m County Referral
 - c. Clifton Park Water Authority: Water Connection
 - d. Saratoga County Sewer District #1: SCSO Connection
 - e. New York State Department of Transportation: Proximity to Route 146A



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Levittown, NJ
Picatinny, NJ
Melbourne, FL



- f. New York State Department of Environmental Conservation: Stormwater Discharge and Notice of Intent
- g. NYS Historic Preservation Office: Archeological sensitive area

Additional agencies may be identified by the Town during its review of the project.

The applicant has submitted Part 1 of the Short Environmental Assessment Form (SEAF). Based upon our review of the submitted Part 1 SEAF, the following comments are offered:

- 2. Part 1.10- The response indicates the applicant plans to connect to an existing water supply. The applicant is then required to provide written proof of the willingness and ability to meet the water demand. The applicant should provide a correspondence letter from SCSD Connection.
- 3. Part1. 11- The applicant indicates that the project will connect to an existing wastewater utility and may be required to provide in writing the ability and willingness of the utility provider to treat the additional wastewater. The applicant should provide a letter of correspondence from Saratoga County Sewer District.
- 4. Part 1. 12.b. – The response indicates that the project site is located within or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The applicant should provide a correspondence letter from SHPO to confirm the presence or absence of archeologically sensitive resources.
- 5. Part 1. 17 - The response indicates that the proposed action will create stormwater discharge. The applicant indicates that the action will disturb +/- 1.50 acres of land. As such, it will be subject to the NYSDEC Phase II Stormwater Regulations and General Permit GP-0-25-001. Therefore, a full SWPPP will be required that address water quantity and quality. As the project proceeds through the Town's regulatory review process, a fully conforming SWPPP shall be provided for review.
- 6. No further comments at this time.

SITE PLANS/SUBDIVISION

- 7. The project is located within the Town's Town Center District – Boulevard Zone (TC6). The concept plan indicates a restaurant with a drive thru therefore a special use permit will be required.
- 8. In reviewing the proposed site plan, it appears to be deficient in regards to meeting the minimum bulk lot requirements outlined in Section 208-22.1 of the Town's Zoning. It is suggested that the applicant meet with the TAC independently, if not already completed to review the site plan, building architecture and discuss modifications that may be required.
- 9. The subdivision map should indicate any cross-connection easements between the two lots.
- 10. Subsequent submissions shall include the metes and bounds of the affected lots and right-of-way. This plat shall be prepared by a surveyor licensed to practice in the State of New York.



11. The project will disturb more than 1-acre of land. As such, it will be subject to the NYSDEC Phase II Stormwater Regulations and General Permit GP-0-25-001. Therefore, a full SWPPP will be required that addressed water quantity and quality controls. As the project proceeds through the Town's regulatory review process, a fully conforming SWPPP shall be provided for review.
12. The submitted information indicates the project is proposing to connect to an existing water main(s) within proximity to the parcel. These mains are owned and operated by the Clifton Park Water Authority (CPWA). It is recommended that the Town be furnished with documentation that the CPWA is willing and capable of providing potable water to the project.
13. The submitted information indicates the project is proposing to connect to an existing sewer main(s) within close proximity to the parcel. These mains are owned and operated by the Saratoga County Sewer District No. 1 (SCSD). It is recommended that the Town be furnished with documentation that the SCSD is willing and capable of providing sanitary sewer service to the project.
14. The plan should show all existing utilities and current building connections. Indicate any proposed relocations due to the project.
15. Show the new water and sewer laterals that will service the site and the connection to public mains adjoining the site.
16. Show how roof drainage is being captured and routed to the on-site stormwater system.
17. Show any required ADA drop curbs and/or ramps.
18. Subsequent submissions should include architectural renderings of the building along with identification of materials of construction.
19. Subsequent plans shall provide additional information to demonstrate conformance with 208-26(6) of the Town Zoning with respect to site lighting. Light fixtures located within the interior asphalt area of a parking lot shall not exceed 30 feet in height. Light fixtures located along the perimeter edge of a parking area within 50 feet of a property line shall not exceed 15 feet.
20. It is recommended that at a minimum the number of peak hour vehicle trips, including truck trips be provided.
21. Provide notation on subsequent plans indicating that all work proposed within the Old Route 146 right-of-way is subject to a highway work permit issued by the Town of Clifton Park Highway Department.
22. Subsequent submissions should include a landscaping plan per Section 208-26(1)(3)(5) of the Town code.
23. Subsequent submissions should include a pedestrian amenities per Section 208-26(1)(7) of the Town code.



25. The following comments are relative to the site plan and its conformance to the NYS Fire Code (NYSFC). The Town Fire Official shall have final authority on the applicability of these comments to the proposed site layout:

- a. If the proposed building is to be provided with an automatic sprinkler, show the location of the fire department connection to ensure they are reasonably accessible.
- b. Section 507.5.1.1 of the NYSFC requires a fire hydrant to be located within 100-feet of the building's fire department connection. It is not clear from the plans where the closest hydrant to the site is or where the fire department connection may be. Additional hydrants may be necessary.
- c. Show or note the location of any required Knox Box associated with the building.
- d. Provide a turning template analysis for the largest emergency vehicle that may respond to an event at the site.

26. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans and reports are submitted.

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, larger version of the signature.

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 Project ID

Project ID Number: 2025-024

	File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
2	25-000733	SUP25-000007	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP	Special Use Permit - Concept	Sewer Review	Mike OBrien		The Town of Clifton Park Sewer Department will require 2 separate lateral connections on each individual property to the sewer main on the southern shoulder of old Rt 146.
2	25-000733	SUP25-000007	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP	Special Use Permit - Concept	Sewer Review	Mike OBrien		A narrative indicating projected flows from the project existing and after the subdivision and build out is requested.
2	25-000733	SUP25-000007	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	06/06/2025	Per the Town Center Zoning Regulations attached, please find a preliminary list of recommendations related to the development plans, such as variances, waivers, or permits required; initial design feedback; guidance on which types of technical studies may be necessary before approvals can be granted.
2	25-000733	SUP25-000007	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP	Special Use Permit - Concept	SEQR Review	John Scavo	06/06/2025	The applicant has submitted the SEAF Part I for review in addition to the subdivision, site plan, and special use permit application materials. Based on a review of the information and scale of the redevelopment the project appears to be an Unlisted Action under SEQRA.
2	25-000733	SUP25-000007	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP	Special Use Permit - Concept	SEQR Review	John Scavo	06/06/2025	The EAF acknowledges a potential increase in traffic due to the drive-thru uses. I recommend the applicant provide an ITE trip generation projection based on the intensity of the use compared to the current single restaurant with a drive-thru at the project site.
2	25-000733	SUP25-000007	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP	Special Use Permit - Concept	SEQR Review	John Scavo	06/06/2025	SEAF Part I, Question 12.b., is marked "Yes", indicating that the project site may be located in or adjacent to an area listed in the New York State Historic Preservation Office (SHPO) archaeological site inventory. Therefore, correspondence from SHPO must be obtained by the applicant to determine whether the proposed action will

								have any impact on cultural or archaeological resources. The applicant should submit a request to SHPO and provide the Planning Board with a Letter of No Effect or other determination as part of the environmental review process.
2	25-000733	SUP25-000007	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP	Special Use Permit - Concept	SEQR Review	John Scavo	06/06/2025	I recommend that the Planning Board seek lead agency status for the SEQRA review process and undertake a coordinated review with involved and interested agencies.