

**Town of Clifton Park Planning Board**  
One Town Hall Plaza  
Clifton Park, New York 12065  
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PLANNING BOARD

DENISE BAGRAMIAN  
Chairwoman

ROBERT WILCOX  
Attorney

PAULA COOPER  
Secretary



MEMBERS  
Emad Andarawis  
Eric Ophardt  
Heather Fariello  
Mario Fantini

Keith Martin  
Lisa Westrick

**Planning Board Minutes**  
**November 14<sup>th</sup>, 2023**

Those present at the November 14, 2023 Planning Board meeting were:

Planning Board: D. Bagramian, Chairwoman, E. Andarawis, H. Fariello, E. Ophardt, K. Martin, M. Fantini, L. Westrick

Those absent were:

Those also present were: J. Scavo, Director of Planning  
W. Lippmann, M J Engineering and Land Surveying, P.C.  
R. Wilcox, Counsel  
P. Cooper, Secretary

Ms. Bagramian, Chairwoman called the meeting to order at 7:00 p.m. All in attendance stood for recitation of the Pledge of Allegiance.

**Minutes Approval:**

Mr. Andarawis moved, seconded by Mr. Ophardt, approval of the minutes of the October 11, 2023 Planning Board meeting as written. The motion was unanimously carried.

Mr. Ophardt moved, seconded by Ms. Fariello, approval of the minutes of the October 24, 2023 Planning Board meeting as written. The motion was unanimously carried.

### **Public Hearings:**

#### **#2023-026 Re-Subdivision of Synergy Phase 3**

SBL: 259.-2-120, 259.-2-48, 259.-2-118.7

Revised Subdivision for Synergy Phase 3, Roberts LN , Zoned: L2

Status: Revised Preliminary

Citizenserve File Number: 23-002116, Application Number: SUB23-000021

Applicant: MJ Properties - Mark Rekucki, Consultant: Lansing Engineering, PC – A. Masullo

Last Seen On: 09/26/2023

Ms. Bagramian explained the review and approval process to those present, stating that the Board must render a determination pursuant to SEQRA (State Environmental Quality Review Act) prior to conducting a public hearing on this application. She explained that the Planning Board would assume Lead Agency status for the project and issue a negative declaration as a “formality” which neither granted nor implied approval of the subdivision application. Should it be determined that additional environmental review is required, SEQRA discussions will be reopened and a decision rendered when deemed appropriate.

Mr. Ophardt moved, second by Ms. Fariello, to establish the Planning Board as Lead Agency for this application, an Unlisted action, and to issue a negative declaration pursuant to SEQRA.

Ms. Bagramian called the public hearing to order at 7:03 p.m. The Secretary read the public notice as published in the Daily Gazette on November 3, 2023.

### **Consultant/Applicant Presentation:**

Jason Dell- Lansing Engineering – Mr. Dell stated that Phase II was approved on 8/2023 and on September 26, 2023 a subdivision was requested. He stated that they are hopeful for an approval tonight and the lot is about 63 acres in the LI-2 zoning district. Mr. Dell stated that the applicant is looking to subdivide the property for financing purposes only. He stated that there would be reciprocal utility easements that are reflected on the plans and that there are no changes to the site plan.

### **Staff Comments:**

**John DeSimone, Fire Marshall, issued the following memo:**

- Reminder to assure hydrants are placed within 100' of all FDC connections

- Postal numbers on plans match approved postal numbers assigned by fire prevention and Saratoga county emergency services. Approved to proceed.

**John Scavo, Director of Planning issued a memo stating:**

- The Saratoga Co. Planning Board issued a recommendation on October 23, 2023, noting that the project would have no significant county-wide or inter-community impact.
- Please add the attached CADD Town of Clifton Park Subdivision Approval Stamp Block to the final print.
- I recommend that the Planning Board consider the issuance of a Negative Declaration pursuant to SEQRA for the proposed subdivision application. A draft SEAF Part II has been included in the documents section of the project file.

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

SUBDIVISION

2. No further comments.

**Public Comments:**

No public comment.

There being no additional public comment, Ms. Fariello moved, second by Ms. Westrick, to close the public hearing at 7:07 p.m. The motion was unanimously carried.

**Planning Board Review:**

Ms. Bagramian stated that the application seems straight forward to her.

Mr. Ophardt offered Resolution No. 13 of 2023, seconded by Ms. Fariello to waive the final hearing for this application for the Re-Subdivision of Synergy Phase 3 approval, and to grant preliminary and final subdivision approval condition upon satisfaction of all comments, provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

**Roll Call:**

D. Bagramian - Yes

E. Andarawis - Yes

E. Ophardt - Yes  
 H. Fariello - Yes  
 K. Martin – Yes  
 M. Fantini - Yes  
 L. Westrick - Yes

Ayes 7

Noes: 0

The resolution is carried.

### **Old Business:**

#### **#2023-013 Fire Road Gas Station and Mixed-Use Building Redevelopment Site Plan**

SBL: 272.9-1-19

Redevelopment of existing site, 4 Fire RD , Zoned: TC3, Status: Revised Concept

Citizenserve File Number: 23-001306, Application Number: SPR23-000025

Applicant: Erin Ozbay , Consultant: Lansing Engineering, PC – N. Ward

Last Seen On: 05/24/2023

### **Consultant/Applicant Presentation:**

Jason Dell –Lansing Engineering – Mr. Dell stated that the application was last seen on 5/2023. Since then a survey was completed with plans showing redevelopment of the site that the applicant is seeding feedback from the Board prior to advancing detailed design drawings. He stated that the site is on the corner of Route 146 and Fire Road and is a 0.99 acre lot which is a part of the TC3 zoning district. Mr. Dell stated that this property currently has a multiuse building about 1100 sf, has a gas canopy, and 34 parking spaces. He stated that the plan is to use the land for a gas station and convenience store as well as other multiuse tenants permitted within the TC3 zone. Mr. Dell stated that they are seeking a waiver for the front setback, and that there would be 2 curb cuts on Fire Road for customers and deliveries. Mr. Dell stated that there would be outside seating and sidewalks on the site, public water and sewer will be provided, and storm water management will be accommodated on site. Mr. Dell stated that a parking and setback waiver are being asked for as the site was modified to spread out due to comments given previously by the Board.

### **Staff Comments:**

**The Environmental Conservation Commission and issued a memo recommending:**

- The ECC requests further clarification on the applicability of 208-22.4 A. Allowable uses. That the current operation is a pre-existing use. This area has been rezoned and automotive fuel sales are prohibited in the TC3 Zone.
- The ECC requests town legal counsel to determine whether a variance is required. The ECC notes that the current plans do not indicate the removal of the existing underground storage tanks. We request the applicant provide the results of the last 5 leak tests performed on the current underground tanks.
- The ECC notes that the proposed sidewalk is not shown on the project property and is on Town ROW. The ECC proposes that this feature be moved to the applicant's property and its plan drawings.

**John DeSimone, Fire Marshall, issued the following memo:**

- Building will be required to be sprinklered due to access road. Reference 2020 NYSFC 503.1.1
- "No Parking Fire Lane" will be required to be painted on pavement on north and east side of building to assure fire access is not obstructed
- Postal verification will remain the same for the new project. 4 Fire Road, Clifton Park NY 12065

**Scott Reese, Zoning Administrator issued a memo stating:**

- This proposal is located in the TC3 General Zone. Retail, Drive-thru is an allowed use. In Town Code Chapter 208-24 4. G. Drive Thru, Convenience stores with gas stations is an integral design intent of this Form Standard where the purpose was for the structure to screen the views of gas pumps and the like. Furthermore, because the use already existed Town Council advises that if challenged, it would likely to continue due to the vested rights acquired through the pre-existing use. Bringing it to current standards consistent with the look and feel of TC3 is in both the Town's interest as well as the applicant's. Per Town Code Chapter 208-7 Definitions and word usage: Convenience Food Store is a facility of 5,000 square feet of gross floor area or less with any combination of the following primary characteristics: (3) Sale of gasoline or other fuel, oil or other lubricating substances or other motor vehicle accessories and generally of a self-service type. [A facility with more than four sets of fuel-dispensing devices (pumps) or more than 12 nozzles shall be considered to be an automobile service station.] Any convenience food store which sells fuel under the provisions of this subsection shall also meet the criteria for automobile service stations found in § 208-93.
- The applicant has provided a comparable list of the applicable Form dimensions and proposed Form dimensions in their October 13, 2023 letter to John Scavo Response #18. The Planning Board has the authority to modify dimensional standards Per Town Code Chapter 208-21 (3.)

**Scott Reese, Stormwater Management Technician issued a memo stating:**

- Since the applicant has stated "The stormwater management system and appurtenances will be designed and constructed in accordance with all local, state and federal requirements and are proposed to be operated and maintained by the Owner." No further

stormwater comments at this time until detailed stormwater management plans and reports are produced.

**The Trails and Open Space Subcommittee issued a memo stating:**

- Applicant should consider constructing pedestrian route along its frontage on Fire Road and connecting east to adjacent restaurant

**John Scavo, Director of Planning issued a memo stating:**

- The applicant's building elevations demonstrate compliance with Section 208-25 Architectural Standards for exterior materials and details, including material type and percentages of use for primary and secondary façade materials.
- The Form-Based Code TC-3 Code Compliance Review Checklist references dimensional waivers from the strict interpretation of the code the Planning Board is authorized to grant and should be referenced in a Notice of Decision as part of the record memorializing the extent to waivers granted.
- A draft LEAF Part II form has been included with the project documents to support a determination that no significant environmental impacts are likely to occur due to the project.
- The applicant has included an NYS OPRHP letter dated October 6, 2023, noting that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

Mr. Scavo stated in the meeting that he suggests EV charging station conduits be installed.

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

STATE ENVIRONMENTAL QUALITY REVIEW

Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" 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. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:

- a. Town of Clifton Park Planning Board: Plan approval
- b. Town Zoning Board of Appeals: Zoning Variance
- c. Saratoga County Planning: 239-m County Referral
- d. Saratoga County Sewer District #1: connection to SCSD
- e. Clifton Park Water Authority: water connection

f. NYS Dept of Environmental Conservation: Stormwater permit approval  
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:

1. No further comments at this time.

#### SITE PLAN

2. The project is located within the Town Center Districts TC3 - General Zone. The proposal for a convenient store/retail is a permitted principal use within the TC3 District as noted in Section 208-22(4)(B) of the Town's Zoning.
3. 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. The noted deficiencies are as follows:
  - a. Front yards. There shall be a minimum front yard setback of 38 feet and a maximum of 80 feet. The proposed building is as close as 8 feet. B
  - b. Parking Front setback: The minimum setback shall be 60 feet. The drawing scales approximately 40 feet. These waivers shall be considered by the Planning Board.
4. It is recommended that at a minimum the number of peak hour vehicle trips, including truck trips and sight distance at the project entrance be provided. The applicant provided the ITE generation for 8 and 12 fueling stations, but should also include any retail space.
5. Roof top mechanical units are proposed and parapets have been provided to screen them from the public view.
6. 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-0-20-001. 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.
7. The plans indicate that the proposed stormwater management facilities will generally be infiltration practices. Subsequent submissions shall include the appropriate soil testing to support their use.
8. To protect groundwater from possible contamination, runoff from designated hotspot land uses or activities must not be directed to a formal infiltration facility. Redundant pretreatment must be provided by applying two of the practices listed in Table 5.1 in series, both of which are sized to treat the entire WQv.
9. 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). Correspondence has been provided from CPWA.
10. 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.

11. 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. Determine if a Knox Box is required based upon the building arrangements, occupancy and materials of construction. If one is required, its location is subject to the review and approval of the Fire Chief.
  - b. The proposed fire apparatus access roads proposed along the east side of the building shall be reviewed by the responding emergency services to ensure it is adequate and meets their needs to response to an event at the site. 12
12. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans and reports are submitted. Subsequent submissions shall include information as outlined in Section 208-26 and 208-115 of the Town zoning specific to site grading, lighting, erosion control and stormwater management to fully assess the design and its compliance to the applicable standards.

**Public Comments:**

No public comment.

**Planning Board Review:**

Mr. Andarawis stated that he likes the layout presented as well as the architecture and stated that he feels it fits in the TC-3 zone. He stated that he understands that this is a pre-existing use for the zone but the applicant is proposing going from a 4 to 6 pump canopy for fuels which is an increase. Mr. Scavo stated that it does not exceed 12 nozzles so it does conform to the convince store definition which is encumbered under retain sales business, and the intent is not to zone out businesses existing prior to the Form Base Code's adoption. Mr. Andarawis asked what this means for future development. Mr. Scavo stated that convenience stores are encompassed by retail and drive-thru; he stated that he feels there is a need there due to the location and current vehicle traffic and the increase in smaller residential growth allowed in the town center zoning districts.

Ms. Bagramian asked if there would be a constraint in the plaza as a grease trap would be needed and installed at build. Mr. Dell stated if needed, it will be installed per building code requirements. Ms. Bagramian stated that to do it with the building would be better. She asked where the pylon sign would be. Mr. Dell stated that it would be on the corner where it is now and would be the same size but digital.

Mr. Ophardt inquired about the increase in the number of gas pumps from four to six. He was concerned about traffic circulation within the site. Mr. Ozbay, owner, stated he increased the number of gas pumps at his Ballston Spa store from four to six, and traffic circulated better. Mr. Ophardt was also concerned about the number of vehicles making a left turns onto Fire Road during peak periods and during the summer months. At present, traffic queues up on Fire Road beyond the exits from the gas station. The volume of left turning vehicles could cause delays

exiting the gas station. Mr. Ophardt ask about MJ Engineering’s comment about the traffic. Mr. Lippmann stated that he referenced 8 pumps and 12 but no retail in the comment. Mr. Ophardt stated that currently vehicles have a difficult time making left hand turns out of the gas station, and that during peak hours; traffic sometimes backs up on Fire Road beyond the exit to the gas station.

Mr. Ophardt also expressed his concern about the position of the new gas station/convenience store so close to the highway right-of-way. He stated the new convenience store/gas station would appear out-of-place when compared to the other three building setbacks along the north site of Route 146 between US 9 and Fire Road. He asked the applicant to attempt to reduce this appearance. Mr. Dell stated that they followed the town code’s build to line for the project. Mr. Ophardt also stated moving the gas station/convenience store closer to the highway right-of-way could someday potentially impact NYSDOT plans to add a third westbound travel lane, or a west bound right turn lane onto Fire Road or the I-87 Northbound access ramp. Mr. Ophardt pointed out that the new gas station/convenience store would extend closer to the highway, and that all four sides would be visible to the public. He suggested the applicant should consider caring the frontage all-the-way around the building. Mr. Dell stated that the architecture shown on the frontage of the building would be carried around the building. Mr. Ophardt asked about access to the fire hydrant in the back of Delmonico’s. He stated the fire hydrant would be located on the opposite side of a 6 foot vinal fence, and could be difficult for emergency fire services to access. Mr. Ozbay stated he would like to redo it but keep the feature if possible. Mr. Lippmann stated that they need to consult with Clifton Park Water Authority to see if access needs to be maintained.

Ms. Bagramian stated she would like a lighting plan attached to the application. Mr. Dell stated that a detailed lighting plan will be submitted.

Mr. Martin stated that there is an opportunity for more landscaping facing the north along Route 146. He stated that he would like it spruced up and the hardscape decreased. Mr. Dell stated that a landscaping plan will be submitted as well.

### **Old Business:**

#### **#2022-007 21st Century Park Redevelopment Site Plan**

SBL: 270.-2-2

Expansion of existing light industrial park, 1315 Rt 146 , Zoned: B5 - Corporate Commerce

Status: Revised Preliminary

Citizenserve File Number: 2022-007, Application Number: SPR23-000027

Applicant: MSW Properties, LLC - Martin Wawrla, Consultant: Arico Associates – D. Arico

Last Seen On: 09/12/2023

### **Consultant/Applicant Presentation:**

Dominic Arico stated that since they were last before the Board comments have been addressed. He stated that they have retained a landscape architect to help increase planting density and berm features. Mr. Arico stated that most if not all comments have been addressed with only two outstanding issues to address, traffic and access points. Mr. Arico showed to all in attendance the overall perspective and pointed out the berms and the view from the west. He stated that trees shown represent the same pattern as the landscape plan.

### **Staff Comments:**

#### **John DeSimone, Fire Marshall, issued the following memo:**

- If new buildings are not sprinklered additional access roads may need to be added
- See approved postal verification in documents. Parcel will be 1315 Route 146 with buildings having individual numbers. Directional signage will be required and existing buildings will be required to have assigned numbers added. This approval will be sent to Saratoga County Emergency Services upon final Planning Approval.

#### **The Trails and Open Space Subcommittee issued a memo stating:**

- This applicant should consider constructing pedestrian routes along north side of route 146 the proposed unit or provide 15 feet right of way for future multi-purpose trail

#### **John Scavo, Director of Planning issued a memo stating:**

- As requested by the Saratoga Co. Planning Board, additional information has been forwarded for consideration of a recommendation per GML Sec. 239 (m)(n).
- The project site is included within the Corporate Commerce GEIS Study Area - If the site plan application is deemed to comply with the GEIS Findings Statement no additional action is required.

### **Professional Comments:**

#### **Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

##### STATE ENVIRONMENTAL QUALITY REVIEW

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

1. No further comments at this time.

##### SITE PLAN

2. Based on the plans submitted, the applicant will be building the project in phases. This review is for the proposed Phase 1 development. When the Phase 2 design progress, all materials should be submitted to the Town for further Planning Board review.
3. The plan shows 372 parking spaces, 73 more than required pursuant to Section 208-99, of the Town Zoning. Advise as to the need for the additional spaces proposed. If possible, all spaces above the required should be considered for banking to reduce excess parking that may not be necessary.
4. On Sheet S7, Erosion and sediment Control Plan show the following:
  - a. Locations for the erosion control blanket.

- b. Locations of the concrete washout areas and any stockpile area.
  - c. Silt fence should be installed parallel with the contours, revise accordingly.
  - d. The Phase 1 disturbance indicates 7.0 acres. This should be further separated into areas of less than 5 acres.
5. On Sheet S7, Note 5 it indicates temporary sediment basins. Show any temporary sediment traps with supporting sizing calculations for the contributory areas on the drawing
  6. Pursuant to Section D104 of the NYSFC, commercial or industrial buildings that are exceeding 62,000 sq. ft. shall be provided with two separate and approved fire apparatus access roads unless equipped with automatic sprinklers (this exemption is permissible up to 124,000 sq. ft. of building area). The project is proposing 176,000 SF, therefore two separate access are required. The requirement for two fire apparatus access roads is mandated by the 2020 Fire Code of New York State Appendix D. One of the primary reasons for the multiple access roads is to ensure that if one access road is blocked or otherwise unavailable, another will allow access to the fire department. Therefore, when more than one access road is required, they need to be separated by enough distance to avoid a situation where both would be blocked or unavailable simply because they are too close to one another. A variance from the New York State Department of State would be required.

#### STORMWATER POLLUTION PREVENTION PLAN

7. The top of the berm in the detention basin is at elevation 342.00 and the 100-year storm event elevation is elevation 342.50. The top of the berm should provide at least 1 foot of freeboard.
8. In the bioretention worksheet under “Calculate the Minimum Filter Area”, enter average height of ponding should be 0.5 feet (6-inches) not 6 as the units are in feet.
9. Provide a maintenance access at least 12 feet wide, have a maximum slope of no more than 15%, and be appropriately stabilized to withstand maintenance equipment and vehicles. The maintenance access should extend to the outlet control structure of the detention basin and floe diversion basin and be designed to allow vehicles to turn around.

#### TRAFFIC STUDY

10. Since the project’s site driveway will be expanded and work will occur within the State right-of-way, the plans must be submitted to the New York State Department of Transportation (NYSDOT) for their review/approval.
11. Traffic Impact Evaluation, Intersection Capacity Analysis, Page 5: It should be stated in the last paragraph that the 2028 Build volumes result in a level-of-service degradation of C->D in the AM and D->F in the PM for the SB site driveway approach. This corresponds to increases in average delay of 5.1 sec/veh in the AM and 34.8 sec/veh in the PM.
12. Traffic Impact Evaluation, Conclusions, Page 9: Applicant should investigate methods to address the 2028 Build level-of-service of F in the PM peak hour for the SB site driveway. Consideration should be given to establishing a second means of site ingress/egress to Route 146 or Tanner Road and/or establishing separate right and left turn lanes for the SB site driveway. It has been stated in previous correspondence that funding to secure construction money for future improvements has not been allocated or

applied for by the Town. If the applicant is relying on the future roundabout projects to mitigate the additional site generated traffic, the timeframe is unknown at this time.

**Public Comments:**

No public comment.

**Planning Board Review:**

Mr. Ophardt asked if there were 2 means of egress for fire and if the buildings were sprinklered. Mr. Arico stated that the buildings will be sprinklered and that they are looking at Phase I now, If Phase II builds out in the future the applicant will look for a second egress at that time as they are complaint with code requirements with approvals for just Phase I. Mr. Wawrla, owner, stated that he has spoken to his neighbor and that he is willing to help with fire department access when Phase II is built. Mr. Arico stated that right now there are no means for ingress/egress to adjacent sites to East and West with Phase I therefore a boulevard entrance is shown. Mr. Lippmann stated that he feels that as long as they are thinking about it now it is fine but fire access issues would need to be addressed with Phase II design and review at a future date.

Ms. Bagramian encouraged the applicant to get in writing the agreement with the neighbor as they are looking to build out as well.

Mr. Arico stated that there are minor comments from MJE that can be addressed and asked for approvals contingent upon satisfaction of any outstanding comments.

Ms. Fariello moved, second by Mr. Ophardt, to waive the final hearing for this application for the site plan review of 21<sup>st</sup> Century Park Redevelopment Site Plan and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, an all items listed in the final comment letter issued by the Planning Department.

Ayes:     7                          Noes:     0                          The motion is carried.

**Old Business:**

**#2021-041 3 Synergy Park Drive Site Plan**

SBL: 265.-5-4

3 Synergy Drive Warehouse Development, 3 Synergy Park DR , Zoned: B5 - Corporate Commerce, Status: Preliminary

Citizenserve File Number: 2021-041, Application Number: SPR23-000028

Applicant: MJ Properties - Joe Rekucki, Consultant: ABD Engineers, LLP – J. Hitchcock

Last Seen On: 07/13/2021

**Consultant/Applicant Presentation:**

John Hitchcock – ABD – Mr. Hitchcock stated that this application is for the 5 acre lot on the southeast corner of the property with a billboard currently on it. He stated that this application was last seen in 2021 and that they are proposing a 30,000 sf and a 10,000 sf building south of the U-Haul building with access off of Synergy Drive. He stated that feedback from the 2021 meeting have been addressed such as the screening from Kinns Road. Mr. Hitchcock showed in the meeting elevations that contained windows along Kinns Road and to the northwest. He stated that each is a single-story building and there is public water and sewer access along the main road that they will connect to. Mr. Hitchcock stated that there will be extending the water main to accommodate a hydrant needed. He asked the Board for conditional approval tonight.

**Staff Comments:**

**The Environmental Conservation Commission and issued a memo recommending:**

- The ECC recommends that the applicant definitively include the proposed trail as part of this project. Construction and maintenance of this trail shall be subject to project approval.
- The ECC requests that the Planning Board require the applicant to provide renderings of the building façade facing the Northway to include a description of any interna lighting that will be visible from the highway. The amount of ambient light should be minimized so that it is not distracting to Northway traffic.

**John DeSimone, Fire Marshall, issued the following memo:**

- Fire access road meets code as long as the intent to sprinkler both buildings remains.
- Assure hydrants are within 100 feet of the FDC connection per 2020 NYS Fire Code.
- The assigned postal number was assigned and confirmed with Saratoga County Emergency Services 9/20. The assigned number for this parcel is #3 Synergy Park Drive, as stated by applicant.

**Scott Reese, Zoning Administrator issued a memo stating:**

- Project appears to be in conformance with Town Code Chapters 208-53 A. Permitted Uses (9) light manufacturing, processing, assembly and fabrication facilities, equipment maintenance, warehouse and storage facilities.
- The stormwater management areas need to form an integral part of the landscaping scheme and enhance the overall aesthetics. Individual Planting Plan's should be provided for all the Stormwater Management Practices.

**Scott Reese, Stormwater Management Technician issued a memo stating:**

- In addition to MJ Engineering and Land Surveying, P.C. comment letter dated November 9th, 2023, I have the following comments:
- The project plans state there is 2.42 acres of impervious surfaces where the Stormwater Management Report - Total Water Quality Volume Calculation stating there is 2.31 acres of impervious surfaces. Please clarify the discrepancy.

**John Scavo, Director of Planning issued a memo stating:**

- The previously approved multi-use path noted not yet constructed should be a requirement by the Planning Board to be completed and built before issuing a certificate of occupancy.
- The stamping of an approved site plan should be conditioned upon obtaining the permit from NYS DOT to construct the dedicated right turn lane at Kinns Road and NYS Route 9.
- Sheet 1 of 6 notes a mix of Hemlocks and spruces to the south of the parking area and building setback line closest to Kinns Road. However, it appears the locations for 13 plantings are shown while the note calls for 14 (6-WS, 4HL, & 4- BS).
- I recommend adding five additional plantings for a mix of hemlocks and spruces running north to south between the building's 50 foot setback line and the I-87 ROW eastern boundary line.
- I referral to the Saratoga Co. Planning Board has been made and we are awaiting a response.
- A SEQR Determination for this project should reference the need for the applicant to comply with the SEQR findings for Synergy Phase I Subdivision requiring the construction of a dedicated right turn lane to the Route 9 Intersection.
- The site plan improvements are consistent with the build out plan associated with the original Synergy Technology Park Subdivision - Buildout plan used for the initial SEQR determination of non-significance.

**Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

SITE PLANS

2. Accessible parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions pursuant to Section 4.6.6 of the ADA 2010 Standards. Provide spot elevations at these locations to confirm conformance.
3. The applicant has indicated they are currently working with a biologist on the wetland delineation. Any correspondence should be provided to the Town along with any mapping revisions based on the findings.
4. Pursuant to Section 3.5 of the NYSSMDM, the proposed stormwater practice needs to have a conspicuous and legible sign posted. The plans need to provide the standard sign with the applicable language as well as the location.
5. Each of the bioretention systems are proposed with a clay liner. It is recommended that an impermeable liner, be utilized as it will ensure that the soil mix will remain segregated from the surrounding soils and ensure high groundwater (adjacent wetlands) will not compromise system functions.
6. Provide a detail specific to the emergency overflow for each of the stormwater facilities.
7. Provide a means of access to the outlet control structures of each practice.

8. The applicant shall provide a cross section detail for all of the forebay and bioretention basin shown. The cross section should provide design elevations including stone invert, pipe invert and depth of runoff by storm event as reported by the SWPPP.

#### STORMWATER MANAGEMENT REPORT

9. No further comments.

#### STORMWATER POLLUTION PREVENTION PLAN

10. The SWPPP shall include documentation that supports permit coverage pursuant to Part I.F.8 of the General Permit. Upon receipt of the NYSOPRHP no effect" letter, it shall be referenced within the SWPPP.
11. The SWPPP shall provide documentation illustrating eligibility for permit coverage pursuant to Part I.F.4 of the General Permit with respect to threatened and endanger species. This shall include both state and federally listed species.
12. A draft eNOI shall be provided for review as part of the next submission.
13. The report needs to explicitly state the total area of ground disturbance associated with the project pursuant to Part III.B.1.a of General Permit GP 0-20-001. This shall be inclusive of all aspects, including roadway / utility construction and individual lot development.
14. The SWPPP text shall explicitly state that no soil disturbance of 5 acres or more are not permitted at any one time and if required, written authorization from the MS4 is required. If over 5-acres, a 5 acre waiver request shall be provided to the Town for review.
15. Since it appears the on-site stormwater management facilities will be privately owned, this shall be acknowledged in the SWPPP and a maintenance agreement and easement for access executed with the Town of Clifton Park will be required.

#### **Public Comments:**

No public comment.

#### **Planning Board Review:**

Mr. Andarawis asked to see where the multiuse path is. Mr. Hitchcock showed on the screen and stated that it would be accessible from the front building only but could also extend from the building to the west if requested. Mr. Andarawis stated he would like to see the trail extended through the site.

Mr. Ophardt asked where the trail would lead to heading westbound. He pointed out the trail is proposed to run along the edge of the highway right-of-way and terminate at I-87. He asked whether there were any plans to extend the trail along Kinns Road and to tie into the bridge over I-87? Mr. Hitchcock stated that it will dead ends at Kinns Road and is a part of the original approval. Mr. Scavo stated that they went out in 2011 and walked the proposal and is unsure why from memory at that time it was decided.

Mr. Ophardt stated that he agrees with Mr. Scavo's comment about additional tree plantings. Mr. Hitchcock stated that they can do as suggested. Mr. Ophardt asked if hemlock trees would be

screening the lower half of the buildings from I-87 traffic. Mr. Hitchcock stated that only the first floor will be screened for the first year. Mr. Scavo stated that he would like a note on the plan for no exterior lighting on the rear of the building. Ms. Fariello stated that she does not like this as it invites people to be in an area that is unlighted and she has concerns with security. Mr. Hitchcock stated that they can do sensor motion lights that are down directional with full cut-off shielding.

Mr. Ophardt asked if there would be enough room for fire access behind the building due to the additional tree plantings. Mr. Hitchcock stated that there would be.

Ms. Bagramian stated she would like to see shorter shrubbery between the tree plantings as well for enhanced screening.

Mr. Andarawis moved, second by Ms. Fariello, to waive the final hearing for the application for the site plan review of # Synergy Park Drive Site Plan, and to grant preliminary and final site plan approval conditioned upon the satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. Add tree plantings at 20' on center and shrubs along the length of the building facing I-87.

Ayes:   7                        Noes:   0        the motion is carried.

**New Business:**

**#2023-031 1860 Route 9 2 Lot Commercial Subdivision**

SBL: 265.-1-89

2-lot commercial subdivision, 1860 Us Rt 9 , Zoned: B5 - Corporate Commerce, Status: Concept

Citizenserve File Number: 23-002371, Application Number: SUB23-000022

Applicant: Codie Development, LLC , Consultant: ABD Engineers, LLP – J. Hitchcock

**Consultant/Applicant Presentation:**

John Hitchcock – ABD – Mr. Hitchcock stated that this application is on a 8+/- acre lot south of Synergy Park Drive. He stated that the subdivision is for lot A to be about 5 acres and lot B to be about 3 acres. Mr. Hitchcock stated that lot B has an existing building on it with septic and well. He stated that the property mostly is in the Town of Clifton Park however a small section is within the Town of Halfmoon. He stated that 4 warehouses were previously approved and not stamped but the approval will be voided since the site plan will not work with the subdivision.

**Staff Comments:**

**John DeSimone, Fire Marshall issued the following memo:**

- See attached document for assigned postal number.
- Postal verification will be finalized with Saratoga County Emergency Services upon planning board approval.

**Scott Reese, Zoning Administrator issued a memo stating:**

- Per Town Code Chapter 208-98 Special Setback Lines this project that fronts NYS Route 9 requires a 130 foot setback from the center line of the street. This requirement is for the proposed Lot A since NY Rt 9 is still in the Town of Clifton Park, but it does not pertain to Lot B since NY Rt 9 is in the Town of Halfmoon.
- Per Town Code Chapter 208-98 Special Setback Line this project that fronts NYS Route 9 requires a minimum width of 180 feet at the front building line, please correct the information in the site data. This requirement is for the proposed Lot A since NY Rt 9 is still in the Town of Clifton Park, but it does not pertain to Lot B since NY Rt 9 is in the Town of Halfmoon.

**The Trails and Open Space Subcommittee issued a memo stating:**

- Applicants should consider 15 feet right of way for future multi-purpose trail along NY Route 9.
- Also, this original subdivision called for sidewalks along the interior street, connecting NY Route 9 to Kinns Road. When will the local street in the industrial park add in the sidewalks?

**John Scavo, Director of Planning issued a memo stating:**

- 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.
- The action appears to require approval from the Town of Halfmoon Planning Board since a portion of the proposed subdivision line extends into the Town of Halfmoon municipal boundary..
- Subdivision approval will negate the prior site plan approval for the development of the current parcel with four buildings consistent with the Corporate Commerce Zoning
- The Planning Board should make a motion to declare lead agency status for the SEQR review.

**Professional Comments:****Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:****STATE ENVIRONMENTAL QUALITY REVIEW**

Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an “Unlisted” 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. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:

- a. Town of Clifton Park Planning Board: Plan approval
- b. Saratoga County Planning: GML 239-m County Referral
- c. New York State Department of Environmental Conservation: Stormwater permit
- d. NYS Historic Preservation Office: Archeological sensitive area

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:

1. Part 1 13.a. – The response indicates that wetlands or other waterbodies regulated by federal, state or local agencies adjoin or are contained within the project site per the EAF Summary Report. The applicant should provide documentation that confirms the presence or absence of federally regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required
2. Part 1. 15 – The response indicates that the project site contains species of plant or animal listed by NYS as rare or as a species of special concern, including the Karner Blue and Frosted Elfin. The applicant should ensure that this response is inclusive of the U.S. Fish and Wildlife Service IPaC tool to ensure no federally identified species of concern.
3. Part I.17 – The response indicates that the proposed action will create stormwater discharge. A Stormwater Pollution Prevention Plan SWPPP may be required.
4. No further comments at this time.

#### SUBDIVISION

5. The subdivision should include the site plan that was previously approved under project #2022-001 to ensure proper setbacks and bulk requirements are being met for the proposed subdivision.
6. Update the site statistics table to include the setback requirements from NYS Route 9 as defined in Section 208.98 of the Town's Zoning.
7. The plat shall include contour lines at five-foot intervals to United States Geological Survey (USGS) datum pursuant to Section 179-8 of the Town Subdivision Law.
8. Provide contour lines at a minimum of two-foot intervals to United State Geological Survey datum within the parcel pursuant to Section 179-8 of the Town Subdivision Law.
9. Subsequent submissions shall include the metes and bounds of all the affected lots and right-of-way.
10. Prior to approval or filing of the subdivision plat with the Saratoga County Clerk, the appropriate 911 emergency response numbers must be obtained for and assigned to each lot created and placed on the filed plat.
11. The final subdivision plat must be stamped by a licensed surveyor.
12. Considering this plan is conceptual in nature, subsequent comments will be provided with a preliminary plan submission.

**Public Comments:**

No public comment.

**Planning Board Review:**

Ms. Bagramian stated that she feels this application is straight forward.

Mr. Andarawis stated that if the applicant would come back for a site plan and asked them to look into connection to Synergy Park Drive.

**New Business:****#2023-030 15 Old Plank Road Commercial Site Plan**

SBL: 272.9-1-31.1

Proposed construction of 23,000 sf of commercial land use buildings, 15 Old Plank Rd

, Zoned: TNGB - Neighborhood General Business, Status: Concept

Citizenserve File Number: 23-002345, Application Number: SPR23-000026

Applicant: JTD Holdings LLC, Consultant: EDP- G. Vuillaume

**Consultant/Applicant Presentation:**

Gavin Vuillaume – EDP – Mr. Vuillaume stated that he is here with JTT Holdings. He stated that he has updated renderings for the Board and passed them out. Mr. Vuillaume stated that the property had previously been residential and is just south of Peddler’s at the end of a cul-de-sac. He stated that there is not a lot of activity on this section of private road so this business type would fit well. He stated that they are proposing 5 buildings on 3 acres of land and the Town Code calls for businesses consistent with the TNBG Zoning designation. He stated that the site is vacant with the Red Roof Inn to the rear of the property. Mr. Vuillaume stated that they are proposing four 5,000 sf buildings and one 3,000 sf building on the site. He showed renderings and stated that flex space is being proposed for the buildings. He stated that the objective is to have a warehouse area and small business space. He stated that parking would be dependent on the tenant uses but that they are over on parking with the conceptual layout. Mr. Vuillaume stated that retaining walls are proposed, water and sewer connections are accessible, and storm water would be managed on site closest to I-87.

**Staff Comments:****The Environmental Conservation Commission and issued a memo recommending:**

- The ECC is concerned with the amount of cut and fill of sandy soils that this plan entails. Steep slopes are arrested by numerous retaining walls indicate the difficult topography this site contains.
- The ECC is concerned about emergency access around all the proposed structures.

- The ECC is concerned about the potential increase of truck traffic in the neighborhood with a daycare center in the vicinity.
- The ECC requests clarification of road ownership, maintenance and utility access.

**John DeSimone, Fire Marshall, issued the following memo:**

- Buildings may be required to be sprinklered with ancillary garages. Assure Hydrants are within 100 feet of the FDC connections. (TBD during building review)
- Additional Hydrants may be required.
- Show fire truck turning radius. Landscaping in parking lot may need to be modified.
- See attached document for assigned postal numbers.
- Postal numbers will be verified with Saratoga County Emergency Services upon Planning Approval.

**Scott Reese, Zoning Administrator issued a memo stating:**

- The applicant has provided a comparable list of the applicable Form dimensions and proposed Form dimensions on the Site Plan. The Planning Board has the authority to modify dimensional standards Per Town Code Chapter 208-21 (3.)

**Scott Reese, Stormwater Management Technician issued a memo stating:**

- It appears that this project will disturb more than one acre therefore a Full SWPPP will need to be prepared as plans progress.
- Stormwater runoff from Interstate 87 appears to run along the projects western property. The base of the fill and the proposed stormwater management area is located in this area an may be impacted by that runoff. Future plans should address this issue.
- Future grading plans should address the runoff from the off-site properties to the south and the east, currently it is shown to drain over the proposed retaining walls

**The Trails and Open Space Subcommittee issued a memo stating:**

- With the newer form-based code, this project should include sidewalks to Plank Road and then sidewalks along frontage of Old Plank Road, to connect the proposed buildings and uses to nearby properties.

**John Scavo, Director of Planning issued a memo stating:**

- The project proposes to provide sanitary sewer service to the buildings via the Saratoga County Sewer District No. 1 (SCSD). The applicant shall provide the Town documentation indicating SCSD' s ability and willingness to provide sewer capacity to the project. Any approvals offered by the Planning Board should be conditioned on receipt of SCSD' s review and approval.
- The project is located within the Town's TNBG – Neighborhood General Business Zone of the Form-Based Code ( FBC). In general, it would appear that the site layout complies, but the applicant should discuss with the Planning Board where dimensional waivers are necessary due to existing site conditions.
- As plans advance, the applicant should demonstrate compliance with Section 208-25 Architectural Standards for the proposed structures.

- The Site Lighting Plan shall include footcandle values at pavement surfaces and show the extent outside of the development area where these values dissipate to 0 to ensure appropriate lighting levels are provided and avoid no obtrusive levels onto adjacent lands.
- Additional comments regarding landscaping, erosion control, and site design standards will likely follow with subsequent plan reviews as further details are provided.
- 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.
- The submitted SEQRA Short Environmental Assessment Form indicates the total project disturbance will be more than one acre and therefore would be subject to the NYSDEC Stormwater Regulations and GP- 0-15-002. Subsequent submissions shall include a stormwater pollution prevention plan ( SWPPP) that includes water quality and quantity controls.
- The applicant should provide a letter of no effect from SHPO prior to issuance of a SEQR determination.
- The project appears to be an Unlisted Action under SEQR.
- Part I of the SEAF identified the potential for wetlands onsite. The applicant should determine if regulated wetlands are present.

### **Professional Comments:**

**Walter Lippmann, P.E. of MJ Engineering in a letter had the following comments:**

#### STATE ENVIRONMENTAL QUALITY REVIEW

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an “Unlisted” 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. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:
  - a. Town of Clifton Park Planning Board: Plan approval
  - b. Saratoga County Planning: GML 239-m County Referral
  - c. New York State Department of Environmental Conservation: Stormwater permit
  - d. NYS Historic Preservation Office: Archeological sensitive area

#### SHORT ENVIRONMENTAL ASSESSMENT FORM

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. 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

3. Part 1 13.a. – The response indicates that wetlands or other waterbodies regulated by federal, state or local agencies adjoin or are contained within the project site per the EAF Summary Report. The applicant should provide documentation that confirms the presence or absence of federally regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required
4. Part I.17 – The response indicates that the proposed action will create stormwater discharge and 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-0-20-001. 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.
5. No further comments at this time. Additional comments may be forthcoming as the project advances.

#### SITE PLANS

6. The project is located within the Town’s Town Center District - Neighborhood General District (TNGB). The concept plan indicates overhead garage doors, the uses should be identified as warehousing is not a permitted use.
7. Based upon a review of the lot configuration, it appears the minimum bulk lot requirements as identified in Section 208-22.1 of the Town’s Zoning are satisfied.
8. The applicant should meet with the TAC to review the conceptual site plan and building architecture.
9. Indicate if the project will involve the consolidation of lots.
10. The proposed concept plan shows 90 parking spaces. Provide a narrative and table on how the number of spaces were derived.
11. Where Old Plank Road is abandoned there should be a means for an emergency vehicle or bus to turnaround with the Town right of way.
12. It is recommended that at a minimum the number of peak hour vehicle trips, including truck trips and sight distance at the project entrance be provided.
13. The project is proposing to be serviced with public water from the Clifton Park Water Authority. The applicant shall provide the Town documentation of the CPWA’s ability and willingness to service the project with potable water.
14. The project is proposing to be serviced with public sewer from the Saratoga County Sewer District. The applicant shall provide the Town documentation of the SCSD’s ability and willingness to service the project with public sewer.
15. Future submissions should show the existing sanitary sewer and watermain and the proposed connection type for each.
16. A copy of the temporary grading easement shall be provided to the Town.
17. 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-0-20-001. 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.

18. Subsequent submissions should include architectural renderings of the building along with identification of materials of construction. There should also be indication whether or not roof top units are expected and how they may be screened from the public right of way.
19. Subsequent plans shall describe or illustrate the project's proposed landscaping to ensure conformance with Section 208-66(B) of the Town Zoning. The overall intent of this section is to promote and achieve, where possible, a well-landscaped site that takes into consideration the surroundings and the total environment. Consideration shall be given to preservation of natural and existing vegetation as well as new plantings throughout an entire site.
20. Pursuant to Section 208-26 Internal parking rows should provide intermediate landscaped islands so that there are not more than 12 continuous parking spaces in a row uninterrupted.
21. Subsequent plans shall provide additional information to demonstrate conformance with 208-26(3) of the Town Zoning with respect to parking lot landscaping.
22. Subsequent plans shall provide additional information to demonstrate conformance with 208-26(6) of the Town Zoning with respect to site lighting.
23. All new development projects shall provide common pedestrian amenities, such as benches and bicycle racks
24. 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. Section 503.1.1 of the NYSFC requires an approved fire apparatus access road be provided for every facility, building or portion of a building and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measures by an approved route around the exterior of the building. Confirm that there is adequate fire access being provided.
  - b. Determine if a Knox Box is required based upon the building arrangements, occupancy and materials of construction. If one is required, its location is subject to the review and approval of the Fire Chief.
  - c. 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.
  - d. Section 912.2 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.
  - e. Provide a turning template analysis for the largest emergency vehicle that may respond to an event at the site.
25. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans are submitted.

**Public Comments:**

No public comment.

**Planning Board Review:**

Ms. Bagramian asked for clarification on the use. Mr. Vuillaume stated that it would be flex space with commercial tenants and not mixed use. She asked if there would be docks for larger trucks. Mr. Vuillaume stated that docks are not being proposed at the site.

Mr. Martin asked if highway abandonment has been filed. Mr. Vuillaume stated it has been and that they just have to merge the three properties into one. Mr. Martin stated that the plan may not appear to have 90 parking spaces as shown in the table, since he only counted 74. Mr. Vuillaume stated it can be corrected but they will be within required minimum parking.

Ms. Bagramian asked if there would be outside trailer parking. Mr. Vuillaume stated that it is hard to predict now but that they can investigate designating a spot for such parking.

Mr. Andarawis asked for architecture for building 4 as it will be facing the Northway. Mr. Vuillaume stated that they can do a view shed analysis.

**Discussion Items:**

2024 tentative meeting dates have been distributed.

Mr. Scavo stated that he will be absent at the December 12, 2023 meeting.

Ms. Fariello moved, seconded by Mr. Ophardt, adjournment of the meeting at 9:04 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on November 28, 2023.

Respectfully submitted,

*Paula Cooper*

Paula Cooper, Secretary