

9/24/24

Town of Clifton Park Planning Board
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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
September 24, 2024

Those present at the September 24, 2024 Planning Board meeting were:

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

Those absent were: L. Westrick

Those also present were: J. Scavo, Director of Planning
W. Lippmann, M J Engineering and Land Surveying, P.C.
N. Weiner, 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. Ms. Bagramian noted that Neil Winer will be filling in as Planning Board Counsel in the absence of Bob Wilcox for the meeting.

Minutes Approval:

Mr. Ophardt asked that the approval of the minutes of the September 10, 2024 Planning Board meeting be postponed for more time to review.

9/24/24

Public Hearings:

None

Old Business:

#2024-023 17 Synergy Park Drive Warehouse (previously titled 28 Synergy...)

SBL: 265.-5-11 17 Synergy Park Drive 50,000SF Warehouse, 17 Synergy Park DR ,
Zoned: B5 - Corporate Commerce, Status: Preliminary Applicant: Synergy Park, LLC,
Consultant: ABD Engineers Last Seen On: 05/29/2024

Consultant/Applicant Presentation:

Mr. Luigi Palleschi, ABD, stated this application was last seen in May for concept. He stated he is here tonight for preliminary review. Mr. Palleschi stated they are proposing demising walls internally as well as office space and overhead doors. He stated 52 parking spots are being proposed and the stormwater was previously designed and has been modified as the stormwater is common to the technology park and the lot was previously a stormwater management location. Mr. Palleschi stated impervious areas are the same as before but the grading has changed. He stated water and sewer has been installed and they are working with the Town of Halfmoon as some of the property is in that municipality. He stated documents have been submitted to the Town of Halfmoon for review and he foresees no issues. Mr. Palleschi stated he is waiting for the Saratoga County Planning Board to review the application and send back comments. Mr. Palleschi stated they have a retained VHB final design and permitting services for constructing the Kinns Road access and turn lane onto Route 9. He noted that comments from NYS DOT to VHB have received and reviewed with a response provided to the NYS DOT. Mr., Palleschi stated he hopes that the next time the project appears before the Board it will be ready for approval.

Staff Comments:

Scott Reese, Zoning Administrator issued a memo stating:

- Per Town Code Chapter 208-54 B. The stormwater management areas need to form an integral part of the landscaping scheme and enhance the overall aesthetics in order to be counted as greenspace. Since the stormwater management area is designed as a bioretention area there should be a planting plan for it to function as such. I would recommend additional plantings along NYS Rt 9 to present a higher level of aesthetics at the entrance of such a large industrial park.

Scott Reese, Stormwater Management Technician issued a memo stating:

9/24/24

- Per Town Code Chapter 208-54 B. The stormwater management areas need to form an integral part of the landscaping scheme and enhance the overall aesthetics in order to be counted as greenspace. Since the stormwater management area is designed as a bioretention area there should be a planting plan for it to function as such.
- Is the underdrain for the bioretention areas already installed? How does / will the underdrain they discharge from the basin?
- Show the outlet protection of the discharge pipe from the Stormwater Management Area.
- Show the maintenance access to the outlet structures and emergency overflow weir locations. Provide a turnaround at the end of the maintenance access.
- Show the elevations of the stone dam providing the pre-treatment for the stormwater management area.
- If the plan is to use the existing basin as a sediment trap how will the outlet from this basin be protected from discharging sediments into the Dwaas Kill?

Jennifer Viggiani, Open Space Coordinator issued a memo stating:

- The original stamped, approved 2016 subdivision plan for the entire Synergy Technology Park was approved with a paved, multi-use trail running the entire length of Synergy Park Drive, and along a significant segment of Kinns Road. Likewise, the 2020 Synergy Park Drive Modification Plan for Synergy Technology Park shows a multi-use trail along the Synergy Park Drive frontage, and Kinns Road. The applicant for 17 Synergy Park Drive (previously shown as 28 Synergy Park Drive) should construct the required multi-use trail infrastructure as intended from the approved subdivision plans and modified subdivision plans, for this site plan approval. The current site plan should include the multi-use trail for along this parcel/project frontage, connecting US Route 9 intersection to the bend/internal intersection along Synergy Park Drive, at a minimum. Attached please see a marked-up plan submittal - highlighting in green where the multi-use trail should be located

John Scavo, Director of Planning issued a memo stating:

- Project was originally titled 28 Synergy Park Drive Warehouse but has been changed to 17 Synergy Park Drive Warehouse due to an address change by the Fire Marshall
- The Saratoga Co. Planning Board is requesting more information to make a recommendation. Specifically, the Saratoga County Planning Board (SCPB) is requesting an update on the off-site improvements (permitting, design schedule, construction schedule, etc.) that were required as part of the original approval from 2012. In addition, Board members inquired as to whether or not the traffic study needs to be updated to account for any changes since the original approval. Once the requested information is received, the project will be placed on the next available agenda for review. The additional information has been transmitted to the SCPB and we are awaiting a response.

Professional Comments:

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments at this time.

SITE PLANS

9/24/24

2. The applicant has indicated that Gil Van Guilder will be updating the wetland delineation, and a copy will be provided to the Town. The plans should also be revised to reflect any changes.
3. The fire access roads should be reviewed by the Town's Fire Chief.
4. Per comment 14 from our May 24, 2024 review letter, applicant should provide verification that the proposed traffic generated from this site is within the parameters of the original study.
5. The plan shows 52 parking spaces, 8 more than what is required. The prior plan called for 34 parking spaces with 10 banked for future use. Advise as to the need for the additional spaces proposed. If possible, spaces above the required should be considered for banking to reduce excess parking that may not be necessary.
6. On Sheet 2 of 5, provide a detailed section of the bioretention area.
7. On Sheet 2 of 5, revise contours to the north and west of the bioretention basin as the annotations are the same, i.e. 5 contours labeled as 232.
8. It appears the existing bioretention area that was constructed for the Synergy Road Modification, 15 Synergy and this project has not been completed per the Synergy Road plan. The applicant should provide the plantings shown prior to commencing work at 28 Synergy.
9. Pursuant to Section 3.5 of the New York State Stormwater Management Design Manual (NYSSMDM), the proposed stormwater practices need 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 to be installed.

STORMWATER POLLUTION PREVENTION PLAN

10. We reviewed the breakdown of all impervious areas between Synergy Drive modifications, 15 Synergy Drive and this project and concur that the impervious cover from all of these sites have been factored into the stormwater calculations.

Public Comments:

No public comments.

Planning Board Review:

Ms. Bagramian asked the applicant to explain the parking ratio proposed and asked if they are within it. Mr. Palleschi stated there should be 1 parking space per 300 sf and per office and one parking space per 2,000 sf for the warehouse. He stated the applicant is proposing the most parking allowed under the zoning because they are unsure of the tenants at this point. He stated the stormwater also is reflecting full build-out. Ms. Bagramian asked if there are only 2 dock doors. Mr. Palleschi stated there are 2 on one end of the building and 3 on the opposite front side. He stated there are 2 at grade overhead doors in the middle of the building as well. Ms. Bagramian asked what the internal height is for the building. Mr. Palleschi stated he is unsure of the exact measurements but he can ask the architect for details and noted it will comply with the zoning height limit requirement.

Mr. Scavo stated that the applicant has done a good job carrying over the technical comments from other plans in the Technology Park.

9/24/24

Mr. Andarawis asked if a multiuse path would be put in like others. Mr. Palleschi stated that it would be with each lot as developed and taking into mind the utility locations. Mr. Andarawis asked if stripping would be done for connectivity. Mr. Palleschi stated they can do this with no problems. Mr. Andarawis asked for enhancing the landscaping plan for Route 9 as it will be visible from the main road. Mr. Palleschi stated there would be evergreen spruces and hemlocks along Route 9 and there would also be a project sign on the corner with additional landscaping.

Ms. Fariello asked if the sign would be in Clifton Park or Halfmoon. Mr. Palleschi stated it would be in the Town of Halfmoon.

Mr. Andarawis asked how easily the rear of the building would be seen with the elevation change. Mr. Palleschi stated the building would be lower than the road by about 12', there is some existing vegetation but the applicant will be adding more. He stated they will be using metal siding for the building similar to other warehouse buildings found within the technology park. Mr. Andarawis stated he would like to see site line photos for the next presentation.

New Business:

None

Discussion Items:

None

Ms. Fariello moved, seconded by Mr. Fantini, adjournment of the meeting at 7:20 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on October 8, 2024.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary