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Town of Clifton Park Planning Board

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

DENISE BAGRAMIAN
Chairwoman

VIDA SHEEHAN
Attorney

PAULA COOPER
Secretary



MEMBERS

Emad Andarawis
Eric Ophardt
Heather Fariello
Mario Fantini
Keith Martin
Lisa Westrick
Mathew Luke (Alternate)

Planning Board Minutes
February 25, 2025

Those present at the February 25, 2025 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.
V. Sheehan, Counsel
P. Cooper, Secretary

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

Minutes Approval:

Mr. Ophardt moved, seconded by Ms. Westrick, approval of the minutes of the February 11, 2025 Planning Board meeting as written. The motion was unanimously carried.

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Public Hearings:

None

Old Business:

#2024-015 Route 9 Convenience Store w/Fuel

SBL: 266.3-3-10.1 Automobile service station and convenience store with drive-thru, Us Rt 9 Zoned: B4A - Highway Business/Restricted Retail, Status: Revised Preliminary Applicant: Prestige Petroleum Corporation, Consultant: Bohler Engineering Last Seen On: 11/26/2024

Consultant/Applicant Presentation:

Caryn Mlodzianowski stated she is here tonight for a 4,500 sf convenience store with a drive-thru. She stated that there will be gas on site, with regular in the front of the lot and diesel pumps off to the side of the lot. She stated there have been aesthetic changes made with additional landscaping as requested and prior technical comments have been addressed. Ms. Mlodzianowski stated there are more trees along the south property line, and they are still leaving the southwest portion of the parcel open as a swale for stormwater management. She stated there would be landscaping and fencing along the roadfront. Ms. Mlodzianowski stated that they have DOT approval for the curb cut and there are no issues with bringing in public sewer. She stated that they have received MJE comments and there are archeological signoffs and other minor comments from the current review letter can be addressed. Ms. Mlodzianowski stated all runoff on the property is sent to the stormwater management area except for the fuel canopy.

Staff Comments:

The Environmental Conservation Commission and issued a memo recommending:

- The ECC has reviewed the planting plan. Given the layout of the site plan, and the proximity to other commercial businesses, the ECC recommends additional plantings on the North border of the property.
- 2. In addition, the Landscape Plan will need to address Town Code Chapter 208-50.5 Landscaping. “The property margins at the sides from the front building line to the rear property line shall be planted with trees and shrubs for a width of not less than 15 feet.” Currently there is only five proposed trees along the southern property line and there is only one proposed planting along the northern property line. The ECC recommends non-deciduous trees in the planting plan.
- 3. In keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant should retain existing vegetation and/or use landscaping and grading to provide visual and auditory buffering between the project and the Northway.

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John DeSimone, Fire Marshall issued a memo:

- See approved postal verification in documents. Postal address will be 1776 Route 9 Clifton Park NY 12065

Scott Reese, Zoning Administrator issued a memo stating:

- The ZBA granted area variances for this parcel on August 20, 2024 for: The minimum gasoline pump setback is 33 feet and the freestanding sign area maximum is 45 square feet.
- The Landscape Plan will need to address Town Code Chapter 208-50.5 Landscaping. “The property margins at the sides from the front building line to the rear property line shall be planted with trees and shrubs for a width of not less than 15 feet.” Currently there is only five proposed trees and no shrubs along the southern property line and there is no proposed planting along the northern property line. This is not a requirement that is deemed by the Planning Board.

Scott Reese, Stormwater Management Technician issued a memo stating:

- No additional comments other than supporting MJ Engineering’s comment letter dated February 19, 2025, regarding the Site Plan and Stormwater Pollution Prevention Plan comments.

John Scavo, Director of Planning issued a memo stating:

- The current submittal has adequately addressed all my prior comments. My prior comments were offered at the 11/26/24, 5 /29/2024/ and 4/19/2024 Planning Board Meetings.
- Attached is a draft SEAF, Parts II & III with supporting justification statements for the Route 9 Convenience Store/Gas Station SEQR Review Process.

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.

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2. Show the location of where the soil tests were conducted for the stormwater management areas. The applicant should provide the soil test results prior to stamping final plans.
3. 3. The infiltration trench should be provided with pretreatment prior to entering the practice. Revise plans as needed to provide pretreatment.
4. 4. Section 912.2 of the NYSFC requires a fire hydrant to be located within 100-feet of the building’s fire department connection. Additional hydrants may be necessary. This should be reviewed by the Town’s Fire Marshall.
5. 5. On Sheet C-401 it appears the annotations for the planter are hidden under the shading of the building, please revise accordingly.
6. 6. Provide a detail in the plans set for the proposed stormwater planter (RR-7).
7. 7. 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 for any required sign.

STORMWATER POLLUTION PREVENTION PLAN

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8. Revise the General Permit GP-20-001 references throughout to GP-25-001.
9. Replace documents in the Appendices that reference GP-0-20-001, for example the General Permit, Owner Certification Form, SWPPP Preparer Form, etc.
10. For projects requiring governmental review and approval: Any project where the owner/operator made an application to a governmental entity prior to the effective date of the permit and submitted a complete SWPPP can utilize the 2015 manual as long as the NOI is submitted before January 29, 2027.
11. The SWPPP should identify the date of the Stormwater Design Manual utilized for design.
12. The underground infiltration calculation sheet indicates the seasonal high-water table to be 3 feet. Ensure that the practice has adequate vertical separation from the bottom of the practice to the water table per the NYSSWDM.
13. Section 3 briefly mentions existing site soil conditions. This section shall summarize the in-situ soil testing completed including infiltration tests and test pits with the results provided as an appendix to the SWPPP pursuant to Part III.B.2.d and e of GP 0-25-001.
14. The SWPPP shall include documentation that the project is eligible for permit coverage with respect to historic properties. This includes archeological and cultural resources. The applicant is awaiting a response and should provide a copy to the Town once received.
15. A stabilized overflow weir should be provided between the plunge pool and basin.

Public Comments:

No public comments.

Planning Board Review:

Ms. Bagramian stated this project has made leaps and bounds since first being heard.

Mr. Ophardt stated that he has a non-technical issue and that would be he would like to see more trees. Mr. Scavo stated a 15' buffer can be under the digression of the Zoning Officer. He stated that they can ask the applicant for conifer trees so that there is greenery in the winter months. Mr. Ophardt asked the Board how many trees they would like to see per density. Ms. Mlodzianowski stated they cannot put too much on the south side because there is an existing building there on the adjacent property. She stated they have already pulled some of the plantings more forward as well. Mr. Scavo stated the applicant could offer to put some added bushes along the northeast side.

Mr. Andarawis stated a rain garden would also possibly work with the stormwater. Ms. Mlodzianowski stated that there has to be a swale for the stormwater to work properly.

Ms. Westrick asked if trees could be added along the border with the Northway to the rear. She stated that she thinks the headlights from trucks parked there could shine right onto the drive-thru and inhibit patrons from maneuvering around the site. Ms. Mlodzianowski stated that there are trees that would remain there and that the rest stop on the Northway is lower than the property here, with the elevation distance and growing season starting, there should not be a significant

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issue. Mr. Scavo stated the applicant can provide a sign-off on the landscaping plan if the Board would like to move forward.

Ms. Bagramian stated she would also like to see the maintenance plan state that of plantings are removed, they need to be replaced. Ms. Mlodzianowski asked what type of trees are the Board asking for.

Mr. Ophardt stated evergreens would help with screening year-round. He stated that he would like to see it more robust as well.

Ms. Bagramian stated she would like to see more mature trees planted instead of the 2" diameter that are shown on the current plans.

Mr. Andarawis stated he would like to see a good mix of both trees due to providing shade and the change of seasons. Ms. Mlodzianowski stated she can do a mix of species. Ms. Bagramian, Mr. Andarawis, and Ms. Fariello stated they are in favor of this.

Mr. Martin stated he does not want this to look like a sterile environment and he would like to see it softened up, not necessarily screening, but he does not want it looking like cars and blacktop.

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

Mr. Andarawis moved, second by Ms. Fariello, to waive the final hearing for this application for the site plan review of Route 9 Convenience Store w/Fuel, and to grant preliminary and final site plan approval conditioned 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.

Conditions:

1. Add bushes along the northeast side of the property.
2. Zoning Officer to provide a sign-off on the landscaping plans
3. Add to the plan a maintenance agreement that all trees or shrubs that are removed need to be replaced with one similar.

Ayes: 7

Noes: 0

The motion is carried.

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Old Business:

#2025-004 Phillips Clifton Country Road Apartments

SBL: 271.-3-47.122 Applicant is proposing to construct a 33 unit apartment building, Clifton Country RD, Zoned: TC2 - Edge Zone, Status: Revised Concept
Applicant: Plank Road Centre Consultant: EDP – G. Vuillaume Last Seen On: 5/29/24

Application hearing has been rescheduled.

New Business:

#2025-003 Route 146 Recreation Facility - Soccer School (Miller Rd Storage)

SBL: 270.-2-3.121 Recreation Facility - Soccer School, Rt 146 , Zoned: B5 - Corporate Commerce, Status: Concept Applicant: Miller Road Storage LLC, Consultant: N/A

Consultant/Applicant Presentation:

Slade Jones, the applicant stated he is here tonight as a tenant of unit 10B in the Miller Road Storage facility. He stated that he would lease a mini-warehouse for soccer instruction and he currently has 2 parking spaces but the owner is allowing him to add 5 more spaces. He stated the square footage of the space he is leasing is 1,400 sf. He said that they will only be open in the evening in winter, and there would be 10 students max and no parent waiting area. He stated the lessons would be staggered by the hour and they would be operating from 4 pm -11pm.

Staff Comments:

John DeSimone, Fire Marshall issued a memo:

- Unable to complete, need to know which building is being used. Or is it open land being used? Will parking need to be modified for this use?

Scott Reese, Zoning Administrator issued a memo stating:

- This parcel is located in the B-5 Corporate Commerce Zoning District. Per Town Code Chapter 208-53 A. (13) Commercial recreation facilities are permitted in the B-5 Corporate Commerce Zoning District. The applicant shall refer to Town Code Chapter 208-94 B. Recreation centers site plan considerations.
- Applicant shall show on the site plan that the parking requirements per Town Code Chapter 208-99 B. (1) are being met

Scott Reese, Stormwater Management Technician issued a memo stating:

- As the plans progress, which may include additional parking spaces, stormwater-related questions may arise.

John Scavo, Director of Planning issued a memo stating:

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- At the meeting, please note if any additional exterior lighting is proposed. If so, All exterior lighting fixtures shall be downward-facing and fully shielded to prevent light spillover onto adjacent properties.
- The proposed project is subject to Section 239 of General Municipal Law and the preliminary plan set will be referred to the Saratoga Co. Planning Board for a recommendation.
- At the meeting, please describe the elements of the concept plan with proposed improvements. Specifically, I could not view the.jpg file at a legible resolution, and the existing site plan submitted as a .pdf shows no changes I could see. Describe if the facility will be contained within one of the buildings already approved for the site.
- The commercial recreation facility is subject to § 208-94 of the Clifton Park Town Code. The applicant should provide documentation to address the site plan considerations for recreation centers listed within Section 208-94 B(1) through (3) [m] of the Town's Zoning Code.
- The change of use for recreation can be updated on the existing site plan. However, as part of this update, the revised site plan must include a parking table that clearly reflects compliance with the Town's parking requirements. Specifically, the table must: a. Account for parking spaces required per the Town Code, Section 208-99B, for the proposed recreational use with other site use present accounted for in the table. b. Provide documentation showing the parking spaces provided onsite meet or exceed the calculated requirement for the tenancy of uses within the property. Attached is a copy of the referenced code section.

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. Clifton Park Water Authority: Water Connection
 - d. Saratoga County Sewer District #1: SCSD Connection
 - e. Town of Clifton Park Corporate Commerce Sewer District: Sewer Connection
 - f. NYS Historic Preservation Office: Archeological sensitive area
 - g. New York State Department of Environmental Conservation: Stormwater Discharge and Notice of Intent

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h. New York State Department of Transportation: Proximity to Route 146
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. 8.a. – The response indicates that the project will not substantially increase traffic levels. The proposed use will generate an increase in traffic volumes than the existing warehouse/storage use therefore the yes box should be checked.
3. 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.

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4. The project is located within the Town's Corporate Commerce District (B-5). In our review of Section 208-53 of the Town's Zoning, the proposal for a recreational facility is a permitted principal uses within the B-5 Zoning District. This should be confirmed by the Town's Zoning Officer.
5. Provide a narrative on the proposed operation of the facility including hours of operation, number of people, etc. to better access the use being proposed.
6. The plans do not show if the proposed project will include one or more of the existing 6,000 SF warehouse facilities.
7. Based upon a review of the lot configuration, it appears the minimum bulk lot requirements as identified in Section 208-43.3 of the Town's Zoning are satisfied.
8. The previously approved site plan included 40 parking spaces for the use of wholesale, warehouse and storage facilities. Provide the parking calculations on the number of spaces required for the existing use and proposed use per Section 208-99 of the Town Code. Recreational facilities are based on 1 space for each 200 square feet of gross floor area.
9. The project proposes to provide potable water to the site from the Clifton Park Water Authority (CPWA). The applicant shall provide the Town documentation indicating the CPWA's ability and willingness to provide additional potable water to the project.
10. The project proposes to provide sanitary sewer service via the Town of Clifton Park Corporate Commerce Sewer District and eventually into the Saratoga County Sewer District #1 (SCSD). The applicant shall provide the Town documentation indicating both sewer districts have the ability and willingness to provide sewer capacity to the project.
11. Provide engineering reports for water and sewer including but not limited to anticipated demands and existing conveyance systems capacities to determine if each system is capable to accommodate the proposed usage.
12. At a minimum, the peak hour vehicle trips should be provided and need to be inclusive of existing site uses. The Planning Board may want to see a traffic impact study based on the proposed use as it will generate more traffic at an already busy intersection.
13. If additional lighting is needed, future plans shall incorporate appropriate illumination plan showing footcandle values.
14. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans and reports are submitted.

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15. The applicant should provide written responses to the above comments.

Public Comments:

No public comment.

Planning Board Review:

Ms. Bagramian asked how many square feet the area being rented is. Mr. Jones stated it is 60'x 25' and there is a bathroom for a total of 1,400 sf. Ms. Bagramian stated the Board needs to see that there will be enough parking for the intended use.

Mr. Andarawis stated if the applicant has back-to-back classes, then there would be 20 cars there at once potentially. Mr. Jones stated they would be staggered to give time for arrival and departure and it would be run Mondays, Wednesdays, and Fridays from Thanksgiving to March with a max of 10 players and a coach.

Ms. Bagramian asked if the applicant changes what they do, they would be increasing the use of the building and would need more parking and how would the Board or Town keep track. Mr. Scavo stated if there is a change then the applicant would need to come back before the Board. Mr. Jones stated the owner has already pushed back the snow for parking and will provide 5 more parking spots.

Mr. Ophardt asked if the parents could stay since it is only an hour they would still need more parking. Mr. Jones stated he would see if the owner would be willing to provide 11 spaces.

Ms. Bagramian stated she would like to see the parking on the plans. Mr. Scavo stated there is a 40' access and this is more than code, so there is room for single-lane parking and may achieve what the Board is requesting.

Ms. Westrick asked if there are garage doors in the unit. Mr. Jones stated there is as well a one regular door for entering. Ms. Westrick stated that there needs to be room for garage doors to have access if they don't belong to the applicant.

Mr. Andarawis stated they need to keep in mind this will not add impervious surface to the property.

Mr. Martin asked if they could have the owner populate the berm more. Mr. Scavo stated additional landscaping can still be done in front, and the applicant may come back for a Phase II where the Board can address this.

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Mr. Andarawis stated he is comfortable with the traffic now but down the road, this may have a significant impact. Mr. Jones stated that he would never be expanding here; the larger venue is the next application.

Ms. Bagramian asked if there is a potential to expand. Mr. Jones stated there is. Ms. Fariello stated if they were to expand, then they would have to come back before the Board for approval. Mr. Scavo stated this is true.

New Business:

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

SBL: 250.-2-1.1 Outdoor Soccer Training & Fitness Facility, Wood RD, Zoned: L2
- Light Industrial 2, Status: Concept Applicant: Cassroots - Slade Jones,
Consultant: N/A

Consultant/Applicant Presentation:

Slade Jones stated that this application is for a private soccer school with one parent and one player attending for the group. He stated sign-ups are for 2025 and all players must have a QR code to join on the field. He stated a field is 100'x60' and would be from June through August from 8 am to 7 pm or until dark. He stated that no lights except security lights and cameras are being proposed for the application. Mr. Jones stated there will be 16 parking spots and it is called Cassroots Academy after his brother, whom has passed and played at Shenendehowa and is in their hall of fame. Mr. Jones stated he had come back to the area to give more soccer training opportunities and stated the parcel was flat and beautiful. Mr. Jones stated he would like to keep the frontage on Route 9 and Wood Road as nice as it is. He stated that there will be no pavement with the application, only crusher run and 20' wide. He stated he has electric set up with NYSEG and his schedule would be an hour of play, and then an hour break to allow for coaches and/or players to come in and out of the property. Mr. Jones stated there would be about 300 kids playing per week and 10 per session.

Staff Comments:

The Environmental Conservation Commission and issued a memo recommending:

- The ECC notes that the proposed parking area is inadequate for a facility with two full-sized soccer fields and seven smaller practice fields. For example, if two teams are playing on the full-sized fields, there will be a minimum of 44 total player participating. That equates to 44 vehicles that will require parking. The proposed 14 parking spaces are inadequate.
- The ECC notes that there are no restroom facilities shown on the plan to accommodate players and spectators. The ECC requests the applicant to include these facilities in their next submission.

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- The ECC notes that the proposed project has an existing utility line bisecting this property which may present a safety concern for players and spectators.
- It is noted that there is no fence along Wood Road and NYS Rt 9 for the protection of players and spectators.

John DeSimone, Fire Marshall issued a memo:

- Provide width of access road and turning radius measurements.
- Concerned about parking. 1. Proposed parking inadequate for use. 2. Concerned patrons will park along u-shape access road and impede emergency vehicles.
- Will there be bathrooms and hand washing stations during use? please show on plan location.
- What will be done with structure on site?
- Please use assigned postal number from 8/1/24 150 Wood Rd. (See approved postal verification in documents)

Scott Reese, Zoning Administrator issued a memo stating:

- This parcel is located in the LI-2 Light Industrial 2 Zoning District. Per Town Code Chapter 208-64 B. (13) Commercial recreation facilities are permitted in the B-5 Corporate Commerce Zoning District. The applicant shall refer to Town Code Chapter 208-94 B. Recreation centers site plan considerations.
- Since this application is for an outdoor recreation fields and not an indoor establishment, the proposed amount of parking spaces should adhere to the Institute of Transportation Engineers.
- Per Town Code Chapter 208-66 A. The Planning Board shall determine if more than one curb cut will improve traffic safety.
- Per Town Code Chapter 208-66 B. The Planning Board shall determine if the existing natural vegetation is substantial to provide enough screening and aesthetics.
- Per Town Code Chapter 208-66 D. will there be any sanitary sewers and / or water required for the public.

Scott Reese, Stormwater Management Technician issued a memo stating:

- No additional comments other than supporting MJ Engineering's comment letter dated February 19, 2025, regarding the Site Plan and Stormwater Pollution Prevention Plan comments.

John Scavo, Director of Planning issued a memo stating:

- Planning Staff agrees with the comments offered by MJ Engineering.
- The proposed project is subject to Section 239 of General Municipal Law and the preliminary plan set and application will be referred to the Saratoga Co. Planning Board for a recommendation.
- A copy of the application has been sent to the Town of Malta and the Village of Round Lake since the project location is adjacent to a municipal boundary with reach.
- A future preliminary plan submittal shall demonstrate compliance with the requirements prescribed under Section 208-115 of the Clifton Park Town Code.

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. Clifton Park Water Authority: Water Connection
 - d. NYS Historic Preservation Office: Archeological sensitive area
 - e. New York State Department of Environmental Conservation: Stormwater Discharge and Notice of Intent
 - f. New York State Department of Transportation: Proximity to Route 146
 - g. Village of Round Lake: Plan 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:

2. Part 1. 8.a. – The response indicates that the project will not substantially increase traffic levels. The proposed use will generate an increase in traffic volumes from the existing vacant land therefore the yes box should be checked.
3. 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.
4. 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 or state regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.
5. Part 1. 17 - The response indicates that the proposed action will create stormwater discharge. The applicant indicates that the action will disturb +/- 2.2 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.

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6. The project is located within the Town’s Light Industrial District (LI-2). The proposal for flex space offices is a permitted principal use within the LI-2 District as noted in Section 208-64(B)(13) of the Town’s Zoning.

7. Provide a narrative on the proposed operation of the facility including hours of operation, number of people, etc. to better access the use being proposed
8. Provide the parking calculations on the number of spaces required for the proposed use per Section 208-99 of the Town Code.
9. Provide locations for ADA parking spaces.
10. Per Section 208-66 (A) there shall not be more than one curb cut per lot unless the Planning Board finds that traffic safety will be improved with the addition of another curb cut. The applicant shall provide a narrative as to why three curb cuts are warranted (2-Wood Road, 1-Herlihy Road).
11. It appears an existing utility pole is in the middle of the most westerly driveway on Wood Road.
12. There should be a discussion with the utility provider to ensure the height of the wires can accommodate the proposed use of the recreational fields.
13. It is recommended that an additional protective buffer be provided i.e. fencing to ensure soccer balls are kept off of Wood Road and adjoining properties.
14. Provide contour lines at two-foot intervals, minimum United States Geological Survey datum.
15. 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.
16. 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.
17. Subsequent submissions shall include the proposed lighting plan.
18. Show the location of and provide a detail for any exterior refuse areas.
19. 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.
20. 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.
21. The applicant is proposing to utilize portable sanitary waste facilities on site.
22. There may be a need to provide a drainage culvert at the new driveway to support existing drainage along Wood Road. The applicant will need to coordinate with Clifton Park Highway Department for any such improvements. If required, show the location, size and materials of construction. The applicant should also reach out to the Village of Round for access from Herlihy Road.
23. It is recommended that at a minimum the number of peak hour vehicle trips and sight distance at the project entrance be provided.

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24. Subsequent submissions shall include information as outlined in Section 208-115 of the Town zoning specific to lighting, site grading, landscaping, erosion control and stormwater management to fully assess the design and its compliance to the applicable standards.
25. The applicant should provide written responses to the above comments.

Public Comments:

No public comments.

Planning Board Review:

Ms. Bagramian stated she appreciates the applicant's energy; however she thinks professional services are needed to help with mapping, site plan and other technical issues so that the Board has a better understanding about what is being proposed and can vote on an accurate plan. Mr. Jones stated that he is showing all potential phases of the land but, right now is focusing on one area as he feels it is important to show how he would like to grow.

Mr. Martin stated he should avoid phases but agreed that he should ask a professional for help with a conceptual plan and a full build-out rendering. He stated that after these then, full details can be shown as they build out the lot.

Ms. Fariello stated she would like to see a fence around Wood Road. Mr. Jones stated he envisions a hedgerow of holly.

Discussion Items:

Mr. Scavo stated that there is an application that has requested an extension. He stated it is for the Blue Barns Solar Array and there are no changes to the plan, the applicant is waiting on National Grid. Ms. Fariello asked what happens if it is denied. Mr. Scavo stated the applicant would then need to pull a building permit or lose the approval and the Board would have to go on record with material changes. Andarawis stated he feels this is challenging. Mr. Martin asked when the application was last seen. Mr. Scavo stated it is a fully approved plan but he can look into the exact dates. Ms. Bagramian asked if Mr. Scavo should also look into the process of denying the extension.

Mr. Scavo thanked the Board for working with the rollout of Citizenserv and stated that no comments next to a review does not mean there are no contributions, other departments like MJE can contribute and do so look out for more information.

2/25/25

Mr. Fantini moved, seconded by Mr. Martin, adjournment of the meeting at 8:31 pm. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on March 11, 2025.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary