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Town of Clifton Park Planning Board
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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
Matthew Luke (alt.)

Planning Board Minutes
April 22, 2025

Those present at the April 22, 2025 Planning Board meeting were:

Planning Board: D. Bagramian, Chairwoman, E. Andarawis, H. Fariello, E. Ophardt, K. Martin, M. Fantini, L. Westrick, Matthew Luke (alternate)

Those absent were: E. Andarawis, H. Fariello - who arrived at 7:24 p.m. for considering of Old Business Agenda Items

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 p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Mr. Scavo stated that at tonight's meeting the Staff and Professional comments will not be read but attached to the finalized minutes for public record. He noted that written copies of the comments were provided to Planning Board Members and are available in print format to the public in attendance.

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Minutes Approval:

None

Public Hearings:

#2025-014 1315 Route 146 - 3 Lot Subdivision (21st Century)

SBL: 270.-2-2 3 Lot Subdivision, 1315 Rt 146, Zoned: B5 - Corporate Commerce, Status: Preliminary Applicant: MSW Properties, LLC Consultant: ABD Engineers – J. Hitchcock, Jr Last Seen On: (previously seen under a different project # and design consultant in 2024)

Ms. Bagramian explained the review and approval process to those present, stating that the Board was required to 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. Westrick, 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 7:05 p.m. The Secretary read the public notice as published in the Daily Gazette on April 12, 2025.

Consultant/Applicant Presentation:

John Hitchcock stated this parcel is 23.59 acres in the 21st Century Park. He stated it was originally seen a few years ago by a different firm but the applicant is now going through ABD. He stated that the lines have not changed since it was last seen as well as bulk standards and green space remaining the same. Mr. Hitchcock stated that lot 1 would have the existing buildings and be about 8 acres, lot 2 would be 8.21 acres, and lot 3 would be 6.77 acres with approved buildings on them. Mr. Hitchcock stated that easements for utilities are provided to Clifton Park Water Authority and Saratoga Sewer as well as a 40’ easement for required frontage to Route 146.

Staff Comments:

No additional staff comments

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Professional Comments:

No additional professional comments.

Public Comments:

Ingrid Hahn, 777 Waite Road stated she has concerns with the vacant lot as she feels there is already congestion with traffic and feels this may make it worse. Martin Wawrla, the applicant stated that all traffic would be going to 146, and all was found to be acceptable when the traffic study was done.

There being no additional public comment, Mr. Ophardt moved, second by Ms. Westrick, to close the public hearing at 7:12 p.m. The motion was unanimously carried.

Planning Board Review:

Mr. Ophardt stated that he feels comfortable with this as it has been seen before. He asked the applicant why they chose to subdivide. Mr. Scavo stated that a subdivision with IDA makes more sense and helps open up the lots to clarify what is allowed under the IDA's authority. He stated that it also helps with 911 addresses and response time and enables the applicant the option to sell individual improved lots down the road.

Mr. Ophardt offered Resolution No. 06 of 2025, seconded by Mr. Luke, to waive the final hearing for this application for the 1315 Route 146 - 3 Lot Subdivision 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 - Absent
- E. Ophardt - Yes
- H. Fariello - Absent
- K. Martin – Yes
- M. Fantini - Yes
- L. Westrick – Yes
- M. Luke (alternate) - Yes

Ayes 6

Noes: 0

The resolution is carried.

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Old Business:

#2025-001 26 Wood Rd Multi-Use Industrial Building Site Plan

SBL: 259.-2-115.1 Proposed construct an additional 17,280 sq ft mixed-use building with parking and travel surfaces that connect to the existing development., 26 Wood RD, Zoned: L2 - Light Industrial 2 Status: Preliminary Applicant: DCG Consultant: EDP – J. Dannible Last Seen On: 02/11/2025

Consultant/Applicant Presentation:

Joe Dannible stated the applicant is seeking an amended site plan approval for lot 3A. He stated that the applicant has appeared before the board previously and prior deed restrictions have been removed, allowing an additional building site opposite an existing flex industrial park. Mr. Dannible stated that the parking was approved 2-3 years ago, and the building was proposed for 19,200 sf at that time and is now proposed for approximately 17,300 sf due to slopes on the site and the stormwater area. He stated there are 84 parking spaces between the two buildings and the new building will be a typical flex building with access on both sides. Mr. Dannible stated that water and sewer would be brought onto the site and stormwater would be mitigated on-site as well. Mr. Dannible showed the drainage plan and went through the key points under the Industrial Zoning District Standards. He also showed the planting plan and stated that the rear property line runs with the plantings and evergreens will be installed. Mr. Dannible showed the adjacent building and stated that the proposed building would mirror it in appearance.

Staff Comments:

Mr. Scavo read from the comments made by Mr. Reese, Zoning Administrator.

Professional Comments:

No additional professional comments.

Ms. Fariello arrives at 7:24 pm

Public Comments:

No public comment.

Planning Board Review:

Mr. Ophardt asked if the slopes seemed steep and if they had a long-term plan for this. Mr. Dannible stated that there is grass and other vegetative growth that they may or may not be mowed to provide slope stabilization.

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Mr. Martin asked how long the applicant thinks it would take for the vegetation to mature for stabilization. Mr. Dannible stated that for plantings, it would be about a year.

Mr. Scavo read from the GEIS the findings statement specific to traffic.

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

Ms. Westrick moved, second by Mr. Ophardt, to waive the final hearing for this application for the site plan review of 26 Wood Rd Multi-Use Industrial Building 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, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. Comments regarding Town Code 208-65 are addressed.

Ayes: 7

Noes: 0

The motion is carried.

Old Business:

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

SBL: 250.-2-1.1 Proposed construction of a soccer field, Wood RD, Zoned: L2 - Light Industrial 2, Status: Preliminary Applicant: Cassroots Consultant: EDP – J. Dannible Last Seen On: 02/25/2025

Consultant/Applicant Presentation:

Joe Dannible stated that this application is to construct a parking lot to facilitate drop off and pick up for kids. He stated that 150 Wood Road is a 10-acre parcel that is flat and open. He stated it is currently being mowed and is being used as a soccer field. He stated the applicant would like a driveway and some parking. Mr. Dannible stated that 3 fields are being used and are 60'x125' each. Mr. Dannible stated that there is a gravel road that they would like to tie into and the existing structure would remain as it houses soccer equipment. He stated that a portable bathroom facility would be brought onto the site and fencing would be installed to the north and west. Mr. Dannible stated that no work needs to be done to the soccer fields and would have shared access to get to the fields and parking.

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Staff Comments:

Mr. Scavo stated the Saratoga County Planning Board issued a recommendation noting No Significant County-wide or Intercommunity Impact.

Professional Comments:

No additional professional comments.

Public Comment:

Mr. Scavo stated that there is a letter of concern was received today and is included in the applicant's file. He also noted the letter of concern was forwarded to the Planning Board Members and the applicant for their consideration.

Planning Board:

Mr. Fantini asked if the parking was adequate for the use. Mr. Dannible stated that no full games are being played, this is training for a few select athletes, and if there was a practice game, it would be no more than 5 vs. 5.

Ms. Bagramian asked where the parents would go if they wanted to stay. Mr. Dannible stated that there would only be 12 kids playing at a time and 16 spaces are being proposed, so parking is sufficient.

Mr. Ophardt asked if only one field would be used at a time since there are so few kids per session. Mr. Dannible stated they are not game fields but used only for drills and there would be 6-18 players per field and that they could add more parking if the Board felt they needed it. Slade Jones, the applicant stated that there would be 8-12 children per session and they have a limit on the members. He stated that they only operate 6 hours per day and 5 days per week from about Memorial Day through Labor Day. He stated that they only operate during daytime hours as there are no lights being proposed except for 3 security lights.

Mr. Martin asked who owns the home across from project site and inquired if there will be buffering. Mr. Jones stated Brewer owns the property. Mr. Dannible stated he feels there is animosity between the applicant and the homeowner but that they could plant evergreens along that side for buffers. Mr. Martin stated that the resident has real concerns and Mr. Martin believes that they do need to be addressed before he can move forward. Mr. Martin asked if the applicant could explain the lighting and how they would mitigate it. Mr. Dannible stated that it would be on the south side of the building and used only for security.

Ms. Bagramian stated she would like to see a buffer on the site plan so it is clear what is being done. She asked where the toilets would be located. Mr. Dannible stated they would be adjacent to the field, and there would be no dumpsters; everything is carry-in carry-out. Ms. Bagramian

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stated that kids will be kids, and garbage will be left on the site, and she would like the applicant to have a small receptacle on site, even if it is kept in the storage building.

Mr. Scavo stated that if he receives a County response to the application by April 29th, the application can be put on the May 13th meeting agenda.

Mr. Dannible stated the applicant can address code concerns and resident concern while they are awaiting response.

Mr. Ophardt asked where the access would be. Mr. Dannible stated it would primarily be on Wood Road with a secondary emergency access.

Mr. Fantini asked if the power lines were a concern. Mr. Dannible stated that they would have to look at them on the site.

Ms. Bagramian asked if the driveway and parking would be paved. Mr. Dannible stated it would be a gravel 20' access.

New Business:

#2025-012 117 Wood Road Office and Warehouse Storage Site Plan

SBL: 250.-2-42 Proposed construction of office and warehouse storage space, 117 Wood RD ,
Zoned: L2 - Light Industrial 2 Status: Concept Applicant: Remodel Now, Consultant: N/A

Consultant/Applicant Presentation:

Chris Longo stated they are here tonight for a growing remodeling business with real estate. He stated that this application is on the south side of Wood Road on a subdivided parcel from years prior. Mr. Longo stated the application is for a 10,500 sf building with overhead doors and a service door on the side. Mr. Longo stated that there are 21 parking spots proposed and the renderings are currently being worked on. He states that there is a loop drive with septic proposed in front of the building and a well to the rear. He stated that they intend to stay under one acre of disturbance but the final grading plan still needs to be done and a full SWPPP will be addressed if needed. Mr. Longo stated that the wetlands have been delineated around the parcel but there are not any on the property, only buffer areas that are shown on the map.

Staff Comments:

Mr. Scavo read from his comments regarding the previously established SEQR for the 2005 XAR and stated a copy has been attached to the file.

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Professional Comments:

No additional professional comments.

Public Comments:

No public comment.

Planning Board Review:

Ms. Bagramian asked if the flex space would have doors at grade. Mr. Longo stated that there would be doors at grade and rear emergency exits only so the pavement would not go around the building. Ms. Bagramian stated that he would like to see the dumpster location on the plan as well as the landscape plan with the subsequent submittal. She asked where the snow removal storage would take place. Mr. Longo stated that snow storage is available on site, but they would keep it away from the west and push it to the north. Ms. Bagramian asked how the parking ratio was determined. Mr. Longo stated that 21 are based on one car per 200sf, and the final number will have the calculation broken down. Ms. Bagramian stated she thinks that they will need more parking than they think and stated she would like to see access to the rear of the building. Mr. Longo stated that doing so break the 1 acre of disturbance they are trying to stay under but they can look at it if it will make a better business model.

Mr. Martin stated that the applicant needs to keep in mind the comments given by the ECC as they move forward. Mr. Martin asked if the SEQR XAR environmental analysis was based upon a 1 acre limit, or if this proposed limit was solely the applicant's preference for this application. Mr. Scavo stated it did not but the applicant is trying to minimize the disturbance.

Mr. Ophardt asked why the applicant is proposing 2 driveways, as zoning only requires one unless it improves the traffic flow. Mr. Longo stated that he feels it is appropriate to not have trailers back up. Mr. Ophardt asked what size trucks would be on the property. Mr. Longo stated that it would be a trailer towed by a pickup. Mr. Ophardt asked if fill would need to be brought into the site and if the applicant could bring back a design with one driveway to show it works or not; Ms. Bagramian agreed.

New Business:

#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision

SBL: 257.16-1-31 Subdivision of a 2.54-acre lot into 2 lots, 1143 Ballston Lake RD, Zoned: HM - Hamlet Mixed Use Status: Concept Applicant: D. Reckner Consultant: GVG Land Surveyor, PLLC – K. Weed

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Consultant/Applicant Presentation:

Pat Jarosz stated he was present on behalf of the applicant for a 2 lot subdivision on Route 146A. He stated that lot 1 would have the existing home and garage and new garage is proposed, and lot 2 would have the existing outbuilding on it. He stated that the application is in the Hamlet Mixed Use zone.

Staff Comments:

No additional staff comments.

Professional Comments:

No additional professional comments.

Public Comments:

No public comment.

Planning Board Review:

Mr. Ophardt asked if this application was seen before. Mr. Jarosz stated it was seen in 2009 for an addition to a business under a site plan application.

Mr. Scavo stated that the next step is to respond to the comments and to go to the ZBA for needed variances.

New Business:

#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street

SBL: 264.-3-94.1 5 Lot Single-family subdivision Main Street , 924 Main ST, Zoned: PDD
Status: Concept Applicant: Country Club Golf LLC Consultant: EDP – J. Dannible

Consultant/Applicant Presentation:

Joe Dannible stated he is here tonight for 924 Main Street which is part of the Van Patten Golf Course. He stated that there are 100 acres in total, and they are proposing 5 new lots on Main Street similar to what exists across the street. He stated that all of the lots would be 20,000 sf or greater and all of the curb cuts would be on Main Street and lots would meet bulk requirements. Mr. Dannible stated that each lot would have stormwater managed as well as water and sewer brought in. He stated that a full SWPPP would not be required.

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Mr. Scavo read from his comments regarding reviews handled by the SCDOH and stated it may change what actions are pursuant to SEQRA.

Professional Comments:

No additional professional comments.

Public Comment:

No public comment.

Planning Board:

Ms. Bagramian asked if the homes would be affiliated with the golf course. Mr. Dannible stated they will just be creating new lots. Ms. Bagramian asked if there would be a buffer to the golf course. Mr. Dannible stated that there are natural trees that they may thin out for golf course views.

Mr. Martin moved, second by Ms. Fariello, to establish the Planning Board as Lead Agency pursuant to SEQRA. This was carried unanimously.

New Business:

#2025-016 VP Golf Club 6 lot Single-family Subdivision Route 146A

SBL: 264.-3-94.1 6 lot Single-family Subdivision Route 146A, 924 Main ST Zoned: PDD,
Status: Concept Applicant: Country Club Golf LLC, Consultant: EDP – J. Dannible

Consultant/Applicant Presentation:

Joe Dannible stated he is here tonight for an application to subdivide 6 lots from the 100 acre golf course on Route 146A. he stated the subdivision has a wide right of way and is in a forested location. He stated there is about 600 feet of road frontage and it is part of the R-1 zoning. He stated that the lots would be about 40,000 sf and fronting Route 146A. Mr. Dannible stated they still have to look into site distance, and there would be public water and sewer brought to the sites. Mr. Dannible stated that there is less than 5 acres of disturbance, so no full SWPPP will be needed. He stated there would be more distance from the lots to the golf course than the last application, and there are no wetlands on the land they propose to subdivide, but there are on the 100-acre parcel.

Staff Comments:

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No additional staff comments.

Professional Comments:

No additional professional comments.

Public Comment:

No public comment.

Planning Board:

Ms. Bagramian asked how far the driveways are from the railroad tracks and how large the homes are. Mr. Dannible showed a map of the proposed lots and the location of the railroad tracks and stated the home would be about 2,000 sf.

Ms. Fariello stated that her main concern is 6 driveways onto a road that has fast travelers. She stated that she would like to see site distances and shared driveways. Mr. Dannible stated he would yield to DOT and, if necessary, will consider shared drives.

Mr. Ophardt moved, second by Ms. Fariello to establish the Planning Board as Lead Agency pursuant to SEQRA. This was carried unanimously.

New Business:

#2025-017 1910 Route 9 Commercial Buildings Site Plan

SBL: 259.-2-44 Proposed construction of a ready-mix concrete production plant, 1910 Us Rt 9
Zoned: L2 - Light Industrial 2 Status: Concept Applicant: L. Clemente, Consultant: EDP – G. Vuillaume

Consultant/Applicant Presentation:

Gavin Vuillaume stated this is a new project at 1910 Route 9, just to the south of Ushers Road, and Styles is across the street, and is for a concrete plant. He stated that it has an existing residence structure, a garage and a commercial building on the site. Mr. Vuillaume stated that the parcel is about 19.4 acres and has 700 feet of frontage which is an open field to the front of the property and woods areas to the rear. He stated that the Dwaas Kill is to the rear of the property as well and they are proposing no future development behind it. Mr. Vuillaume stated that the Dwaas Kill will have a 100' buffer and they are trying to screen the plant from Route 9, so they are working on the planting plans. Mr. Vuillaume stated that the plant would load concrete onto

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trucks and the only other facility is in Wilton and they have an average of 20 trucks per day. Mr. Vuillaume stated a traffic analysis will be done and they plan to use the existing curb cut. He stated most of the noise would be from trucks and they would have to look at the waste produced on-site and may need to apply for a variance for a water tower.

Staff Comments:

No additional staff comments.

Professional Comments:

No additional professional comments.

Public Comment:

No public comment.

Planning Board:

Ms. Bagramian asked if there would be a cleanout area for the trucks and, if so, how it would be mitigated. She stated that he would like to see a plan with sprinklers to control the dust that may be generated on the property.

Mr. Ophardt stated there is one on Fonda Road and it is well screened. Mr. Vuillaume stated that he is trying to buffer it from Route 9 but the visual impact is greater from the south. Mr. Ophardt stated that it is a benefit that there is no residential area around and asked about the hours of operation. Mr. Vuillaume stated he will get the hours for the next submittal.

Ms. Bagramian asked if water would be brought to the site. Mr. Vuillaume stated they are going to try to use the well. Ms. Bagramian asked if there would be fuel storage on the property, and she would like to see the traffic flow on the site. Mr. Vuillaume stated there would be no fuel stored on the property, and there would be 4-5 trucks parked overnight.

Mr. Martin asked how far the operations and batching building would be from the centerline of the Dwaas Kill. He stated that it looked to him as if it was proposed to be approximately 150' to 200'. Mr. Vuillaume agreed with the number, and stated that the batching plant building is about 500'-600' from Route 9 and all of the runoff would go the northeast. Mr. Martin stated he would like to see the plant operations further from the Dwaas Kill and he believes screening from Route 9 is a subordinate concern to placing the plant in close proximity to the sensitive Dwaas Kill. Mr. Vuillaume stated they were pushing it back to try to screen the plant from the roadway.

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Discussion Items:

Mr. Scavo asked if the Board was comfortable with eliminating the reading of comments submitted to the Board. The Board unanimously agreed to keep them in file and not to be read aloud in the meetings.

Ms. Fariello moved, seconded by Mr. Ophardt, to adjourn the meeting at 9:06 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on May 13, 2025.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary