

5/13/25

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
May 13, 2025

Those present at the May 13, 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: Matthew Luke (alternate)

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.

Minutes Approval:

None

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Public Hearings:

#2025-018 7 Collins Ct In-Law Apartment SUP

SBL: 259.15-2-11

Proposed construction of an In-law apartment, 7 Collins Ct, Zoned: B2 - Business Non-Retail 2
Status: Concept

Applicant: N. DeMarco, Consultant: Capital District Contractors, S. Foster

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.

Ms. Fariello moved, second by Mr. Ophardt, 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 7:04 p.m. The Secretary read the public notice as published in the Daily Gazette on May 3, 2025.

Consultant/Applicant Presentation:

Rich Nolan of Nolan Engineering stated that he was present as the design professional for an in-law apartment for the applicant’s mother-in-law. He stated that the applicant has received Zoning Board approval for variances needed for the project.

Staff and Professional Comments:

Staff comments were read into the record by John Scavo, Director of Planning & Zoning, and MJ Engineering, the Town Designated Engineer. Copies of all remarks read into the record for the agenda items are included and attached to these minutes.

Public Comments:

Chairwoman Bagramian opened the public hearing at 7:05 p.m. and provided an opportunity for the public in attendance to speak.

No public comment. There being no additional public comment, Ms. Fariello moved, second by Mr. Fantini, to close the public hearing at 7:06 p.m. The motion was unanimously carried.

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Planning Board Review:

Mr. Andarawis asked if the applicant was aware of the in-law vs. 2 family zoning definition. Mr. Nolan stated that he is, and this is for a family member of the client who also understands the difference.

Ms. Bagramian asked about the size of the addition. Mr. Nolan stated it is 1,200 sf with a stove and a kitchen. He noted that the design plan shows a separate and shared door that goes through the garage that the family is using as an office.

Ms. Fariello offered Resolution No. 07 of 2025, seconded by Ms. Westrick, to waive the final hearing for this application for the 7 Collins Court In-Law Apartment approval, and to grant preliminary and final Special Use Permit 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.

Conditions:

1. The definition of an in-law apartment is on plans per Town Code

Roll Call:

D. Bagramian - Yes

E. Andarawis - Yes

E. Ophardt - Yes

H. Fariello - Yes

K. Martin – Yes

M. Fantini - Yes

L. Westrick – Yes

M. Luke (alternate) - Absent

Ayes 7

Noes: 0

The resolution is carried.

Mr. Ophardt moved, second by Mr. Andarawis, to waive the final hearing for this application for the site plan review of 7 Collins Court In-Law Apartment, 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. The definition of an in-law apartment is on plans per Town Code.

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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: 04/22/2025

Consultant/Applicant Presentation:

Joe Dannible of Environmental Design Partnership stated he is here tonight for a soccer training facility to the south of the Village of Round Lake. He stated that the Planning Board had tabled the agenda item from its previous meeting and therefore the applicant is back before the Board to demonstrate that all comments have been addressed. He stated that the proposed site plan had been amended to show evergreens for screening and motion lights are shown on the building for security, facing away from the existing residence to the North. Mr. Dannible stated that there is under 0.5 acres of disturbance proposed, and improvement is not an actual playing soccer field but a training place for members only. He stated that time between sessions will be provided so that there is no overlap of vehicles or players. Mr. Dannible showed a photo of the lot and stated that there will be no full games played or spectators. He stated that the applicant is willing to work with the neighbors for the placement of boulders for traffic and ensure they are on his own property.

Staff and Professional Comments:

Staff comments were read into the record by John Scavo, Director of Planning & Zoning, and MJ Engineering, the Town Designated Engineer. Copies of all remarks read into the record for the agenda items are included and attached to these minutes.

Public Comments:

No public comment.

Planning Board Review:

Ms. Bagramian asked if the applicant has shown a trash receptacle as requested. Mr. Dannible stated that they have, and are shown on the plans. Ms. Bagramian asked if the membership will address how things would work. Mr. Slade Jones stated that all families are interviewed and notified of the expectations of the club.

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Mr. Ophardt asked if the drive would be cutting across the service road. Mr. Dannible stated that they will be adding to the service road for a width approximately 12' wide that would be maintained, allowing an ambulance to access the field. He stated that the applicant could provide a Knox Box for the locked gate portion of the drive.

Mr. Martin asked if the applicant had addressed concerns from the Sweets. Mr. Dannible stated that they received and addressed concerns from the Mayor of Round Lake. Mr. Scavo asked if the Brewers and Sweets concerns have been addressed. Mr. Dannible stated he may not have seen one of the concern letters that came in shortly before the meeting. Mr. Martin read Melene Sweet's May 5th email and Mr. Dannible stated that concerns have been addressed.

Mr. Ophardt asked if concerns from Round Lake have been addressed. Mr. Dannible stated that he does not know the source of the website information but feels there is animosity from the Village. Mr. Ophardt asked what the months of operation are. Mr. Dannible stated that they would run approximately Memorial Day through Labor Day and the operation has put the days and times on the plans and some mornings and afternoons in the summertime due to more daylight as there are no lights for the fields. Mr. Dannible stated that there would be about 6 to 7 sessions spread out over 1 hour increments, and the use is limited by weather as well. Mr. Ophardt asked if more sessions or fields are needed they would need to come back for approval. Mr. Dannible agreed that any changes to the plan would warrant a visit back to the Planning Board.

Mr. Fantini asked if the parking concerns of the ECC were addressed. Mr. Dannible stated he thought the parking yield was high enough but they can raise it if the Board sees it necessary to do so.

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

Ms. Fariello moved, second by Mr. Ophardt, to waive the final hearing for this application for the site plan review of Wood Rd Outdoor Soccer Training & Fitness Facility 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. Add to site plan the facility will run May-October.
2. Add to the site plan there will be 6-7 sessions per day.
3. Add to site plan there will be no lighting of the soccer field, only on the building facing away from residences._

Ayes: 7

Noes: 0

The motion is carried.

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Old Business:

#2023-016 1019 Route 146 Gas Station and Convenience Store

SBL: 271.-1-11 Proposed construction of gas station and convenience store, 1019 Rt 146
Zoned: B3 - Neighborhood Business, Status: Final Applicant: M & M Food Mart Consultant:
Nolan Engineering, PLLC – R. Nolan Last Seen On: 03/11/2025

Consultant/Applicant Presentation:

Kevin Pultorak from Nolan Engineering stated that he was present to represent the applicant for the redevelopment of the site to a fuel station and convenience store. He stated that 2 outstanding items were addressed. He stated that the ZBA had approved the variances that were asked for on April 1st, and the applicant looked at a right turn only and sent it to DOT, but the DOT denied the request, and he has submitted the letter from DOT for the project file.

Staff and Professional Comments:

Staff comments were read into the record by John Scavo, Director of Planning & Zoning, and MJ Engineering, the Town Designated Engineer. Copies of all remarks read into the record for the agenda items are included and attached to these minutes.

Public Comments:

No public comment.

Planning Board Review:

Mr. Fantini asked if there were plans for a sidewalk in front of the store. Mr. Pultorak stated there is no plan. Mr. Scavo stated the Town has a sidewalk plan project, and the Town is waiting for final site plan approval for this from DOT.

Mr. Ophardt stated that he appreciates the applicant's efforts and they have worked with the Town well.

Mr. Scavo read through the SEQRA Notice of Determination of Non-Significance that was issued on May 13, 2025.

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

Mr. Ophardt moved, second by Ms. Fariello, to waive the final hearing for this application for the site plan review of 1019 Route 146 Gas Station and Convenience Store, and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided

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by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Ayes: 7

Noes: 0

The motion is carried.

New Business:

None

Discussion Items:

None

Ms. Fariello moved, seconded by Ms. Westrick, adjournment of the meeting at 7:47 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on Wednesday, May 28, 2025.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary