

5/28/25

Town of Clifton Park Planning Board
One Town Hall Plaza
Clifton Park, New York 12065
(518) 371-6054 FAX (518)371-1136

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 28, 2025

Those present at the May 28, 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: None

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:

Ms. Fariello moved, seconded by Mr. Andarawis, to approve the minutes of the April 8, 2025, Planning Board meeting as written. The motion was unanimously carried.

5/28/25

Ms. Fariello moved, seconded by Ms. Westrick, for approval of the minutes of the April 22, 2025 Planning Board meeting as written. The motion was unanimously carried. Mr. Andarawis abstains.

Mr. Ophardt moved, seconded by Ms. Westrick, approval of the minutes of the May 13, 2025 Planning Board meeting as written. The motion was unanimously carried.

Public Hearings:

2025-009 540 Waite Rd 3 lot Subdivision

SBL: 270.-1-65.2 Proposed subdivide of an 82.01-acre lot into 3 lots, 540 Waite RD , Zoned: CR - Conservation Residential, Status: Preliminary Applicant: Prestige Build Consultant: GVG Land Surveyor, PLLC – B. Wilklow Last Seen On: 03/25/2025

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, seconded 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 7:04 p.m. The Secretary read the public notice as published in the Daily Gazette on May 17, 2025.

Consultant/Applicant Presentation:

Bob Wilklow, GVG, stated this is for a subdivision south of Route 146 in the CR district. He stated each lot would be about 27.3 acres which exceeds the density requirements. He stated that each lot would have septic and a well, and would have a total of 2.2 acres of disturbance. Mr. Wilklow stated Nick Costa of Advanced Engineering provided the SWPPP, and the applicant is working on a response to technical comments offered by MJ Engineering and Scott Reese, Stormwater Administrator. The wetlands were evaluated and delineated on October 8, 2024 by GVG.

Staff and Professional Comments:

5/28/25

Certain staff comments were highlighted 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:

Anthony LaFleche – 21 Wheeler Drive, asked if the lots would have only one home on each of them and if there would be a future subdivide of the lots. Mr. Wilklow stated there would be one home per lot and there would be no further subdivisions. Mr. LaFleche asked if a 15’ easement for a possible trail connection could be made. Mr. Scavo stated Ms. Viggiani suggested it but he would rather see collection of the applicable parkland fees and look at obtaining a 15’ easement later and offer fair market value when and if such path is . Mr. Wilklow stated this would be providing the lots for related family members to build on each.

There being no additional public comment, Ms. Fariello moved, seconded by Mr. Ophardt, to close the public hearing at 7:11 p.m. The motion was unanimously carried.

Planning Board Review:

Ms. Bagramian stated she feels the subdivision is straightforward.

Mr. Andarawis asked if the wetlands continue or if they are only on the area of the property shown. Mr. Wilklow stated they only mapped the edge of the wetland boundaries on the property.

Mr. Martin stated that the applicant has stated that the land is not likely to be further subdivided but if it were, then wetland disturbance would likely occur.

Ms. Fariello offered Resolution No. 08 of 2025, seconded by Ms. Westrick to waive the final hearing for this application for the 540 Waite Rd 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 - Yes
- E. Ophardt - Yes
- H. Fariello - Yes
- K. Martin – Yes
- M. Fantini – Yes
- L. Westrick – Yes
- M. Luke (alternate) -

5/28/25

Ayes 7

Noes: 0

The resolution is carried.

Old Business:

#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)

SBL: 265.-5-12 The proposed project includes the clearing and grading associated with the construction of three (3) office/warehouse buildings on 3 separate lots, Kinns RD , Zoned: B5 - Corporate Commerce Status: Preliminary Applicant: Synergy Park LLC, Consultant: Lansing Engineering, C. Jarvis Last Seen On: 11/13/2024

Consultant/Applicant Presentation:

Paul Lubera, Lansing Engineering, stated the application is on 22.55 acres in Synergy Park in the B-5 Zoning District. He stated that there are 3 buildings proposed with 90% warehouse space, 10% office space, and no access to Route 9. He stated that adjustments were made to the application to preserve green space on the lots.

Staff and Professional Comments:

Certain staff comments were highlighted 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. Ophardt asked if the original map of the parcel could be found as he thought there was open space for employee use on the parcel. Mr. Scavo stated he had it, and it was sent out this afternoon. Mr. Scavo pulled up the map and stated it was stamped 2011, but then re-stamped 2016 with changes, and then again in August 2021. Mr. Lubera stated that lot lines were adjusted and the stormwater was moved to provide green space. He stated that this was originally an open lot. Mr. Ophardt stated that he had thought this was an open area for employee use and does not think this was done with Planning Board approval. He stated that 10' is not a lot of access, as a truck could not fit down this path for maintenance. Mr. Lubera stated they can look at widening the path.

5/28/25

Mr. Andarawis, Ms. Bagramian, and Mr. Ophardt stated they were on the Board at the time of approval and they do not remember approving the changes in 2021.

Ms. Bagramian stated that when the applicant comes back, she would like a side by side of the 2021 plan and this application.

Mr. Andarawis stated that on the northeast parcel it looks like the boundary ends with the wetlands. Mr. Lubera stated they show lot lines and the wetlands on the plan. Mr. Andarawis asked if the parcel could be connected from the south and allow an easement. Mr. Scavo stated there could also be a potential for a water line connection, so this may benefit everyone to have water supplied on the site, but there is no access to Synergy now.

New Business:

#2025-022 471 Grooms Road Duplex SUP SBL: 278.-1-45

Applicant proposes construction of a duplex, 471 Grooms Rd., Zoned: R1 Residential, Status: Concept Applicant: Manny Topsoil and Gravel Consultant: Advanced Engineering – N. Costa

Consultant/Applicant Presentation:

Nick Costa, Advanced Engineering, stated he has prepared a concept plan for a development under contract. He stated this is one of 3 parcels and a biologist is looking into wetlands to confirm they are isolated. Mr. Costa stated that they would like to develop Lot 1, which is 4.99 acres in an R-1 district with a connection to Grooms Road. He stated they plan to connect to water and possibly sewer from Esopus Drive. He stated they hope to drill under wetlands to connect if possible. He stated that preliminary grading would disturb 0.3 to 0.4 acres.

Staff and Professional Comments:

Certain staff comments provided in writing for the record were highlighted 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 the applicant would be willing to look at a single-family home and asked if there were any duplexes in the area. Ms. Bagramian stated there is a duplex across the street and some down the road. Mr. Ophardt stated there are some in the area but in Halfmoon as well.

5/28/25

Ms. Bagramian stated she remembers the land to be very wet and there was a prior application for development, possibly a gas station. She stated that they typically ask for a side-load garage for duplexes for esthetics. Mr. Costa stated they can look into this but right now they are proposed as sharing a drive that is shown as a straight drive into the property with a turnaround area. Mr. Scavo stated he is unsure if the dwelling is proposed with side-loaded garages or if the home is rotated 90 degrees with the front façade facing east.

Mr. Ophardt stated he liked the one that was done on Moe Road and it looked good when it was completed, and asked the applicant if they could look at this. Mr. Ophardt asked if there would be 2 driveways for this application. Mr. Costa stated there would be one.

Ms. Bagramian asked if the applicant would come back with the other lots or if this is the only one being developed, as the Board prefers to see full build out, not pieces. Mr. Costa stated they are getting the lands worked out for the other 2 parcels, and he will be bringing them before the Board under a single future application once the wetland determination is issued clarifying whether the wetlands are regulated or considered isolated, therefore the applicant is electing to start with this lot that isn't impacting wetlands under a separate application at this time. Ms. Bagramian stated she would rather see the full build out as a whole due to the area being busy with traffic right off of Exit 8A of I-87. Mr. Scavo stated that the applicant can label the site plan Phase I and Phase II and have the applicant represent the build out with a note stating the current application is for Phase I and Phase II will require additional review and approvals by the Town under a separate application in the future.

Mr. Scavo stated that if the public has comments or questions, they can be sent to the Planning Department by mail or email: planning@cliftonpark.org and requested that they be sent before the meetings so that the letters can be distributed to the Board for review ahead of time.

Ms. Fariello asked if a traffic study had been done. She stated that 6 residents on Grooms Road, close to the highway and Lapp Road should show the impact. Ms. Bagramian agrees. Mr. Scavo stated that a TIP (Transportation Improvement Project) application was recently completed by Halfmoon which considered future improvements to four intersections that include Lapp and Grooms Road, both

Mr. Ophardt stated he recalls not being happy with the building being pushed to the rear of the property.

Ms. Fariello asked what would happen if the wetlands were found to interfere with the building placement? Mr. Costa stated the applicant would have to look into getting the necessary disturbance permits.

Mr. Martin stated that the middle of the parcel seems to be more upland than the parcel to the right. He stated that it may be worth combining them due to the wetlands and traffic. Mr. Scavo stated it takes about 6-9 months for the ACOE to respond to a wetlands permit and this is why

5/28/25

the applicant is here first with a lot where the wetlands are not impacted or in questions. The applicant is are waiting for the ACOE to respond on the other two lots which may put them into next year for a future application for those lots. ,

Mr. Andarawis asked if there a way to connect driveways for all 3 parcels. Mr. Costa stated he does not see how unless they cross the wetlands more than once. Mr. Andarawis stated his main concern is that a future driveway on the parcel furthest east and closest to the I-87 exit ramp appears to be most problematic.

Mr. Ophardt agreed with Mr. Andarawis so if the applicant could wait or the other 2 parcels to combine drives it would be more beneficial. Mr. Scavo stated the applicant could color contrast the wetlands on each parcel for the Board.

Ms. Fariello asked if there was a home there originally. Mr. Luke stated there was, and it was horrible for those owners and visitors to pull in and out of traffic. Mr. Scavo stated that he believes the garages look to be facing east on the elevations, so he would like the applicant to confirm front building facade orientation.

Ms. Bagramian stated she would like to see the south-facing elevation so they can review what drivers would see on the roadway, and stated they would also see the rear yard if facing the Northway. Mr. Scavo stated the Board can also evaluate additional plantings and landscaping to minimize visual impacts from Grooms Road if this layout is followed.

Ms. Fariello stated that a planting plan may inhibit the view for driving and \ entering and exiting onto to roadway. Mr. Costa stated they can plant 20' back from the road, allowing for an entire car length to be unobstructed from view.

Ms. Westrick stated if keeping the dwellings facing the highway prevents one of the duplexes from having a rear yard and asked how many bedrooms they would have as this would not likely be preferable to have the absence of a rear yard with children.

Ms. Bagramian asked how many bedrooms this application would have. Mr. Coats stated there would probably be about 2-3 bedrooms per side. Ms. Bagramian stated this would also impact traffic for bussing for the children and their safety off a busy road. She stated this is a concern.

Discussion Items:

Mr. Scavo stated that Ushers Knob has asked for a 1 year extension for the project. He stated that he has a letter from EDP and asked if the Board has any objections. Mr. Scavo stated they have been delayed due to bank and the State's final review documents.

5/28/25

Mr. Ophardt moved, second by Ms. Westrick to grant a one-year extension. The motion was granted unanimously.

Ms. Fariello moved, seconded by Mr. Fantini, adjournment of the meeting at 8:11 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on June 10, 2025.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

**PROFESSIONAL STAFF, TOWN
DESIGNATED ENGINEER & ADVISORY
COMMITTEE COMMENTS**

Review Comments by Permit#

Permit Number: sub25-000008

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	05/20/2025	The applicant has submitted proof of mailing to property owners within 500 feet for a subdivision application. The postmaster dated receipt of the letters for mailing on May 13, 2025, and the evidence is in the project file.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	05/20/2025	Add a note stating: A parkland fee in the amount of \$1,250 per new residential lot, as required by the Town of Clifton Park, shall be paid prior to the stamping of the final subdivision plan. This fee is assessed in accordance with the Town's subdivision regulations and is payable to the Town of Clifton Park.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	05/20/2025	The Saratoga Co. Planning Board issued a letter dated April 17, 2025 noting a recommendation of: No inter community or county wide impact.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	SEQR Review	John Scavo	05/20/2025	I have prepared and attached a draft SEQR Determination and completed Parts II and III of the Short Environmental Assessment Form (SEAF) for the Planning Board's consideration. These materials are submitted in advance of the scheduled public hearing, with the recommendation that the Board review and, if appropriate, adopt the Negative Declaration prior to opening the hearing.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	The proposed subdivision meets Town Code Chapter 208-16 E. (2) (b) Development on 10 acres or more. A parcel consisting of 10 acres or more may be developed at a density of one residential dwelling unit per 10 acres, provided there is at least one acre of unconstrained land available to accommodate a residential use, including any required well and septic system.
25-000226	SUB25-000008	#2025-009 540 Waite Rd	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	The subdivision plans show a 75 foot front yard setback building line. The parcels are in the Conservation

		3 lot Subdivision					Residential Zone where the front yard setback is 30 feet.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	05/22/2025	When applying for a driveway permit with the Highway Department, include installing a culvert to allow drainage to continue down Waite Road.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	05/22/2025	Verify if the project requires to be submitted for NYSDEC Wetland parcel jurisdictional determination.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	05/22/2025	I support MJ Engineering's comment letter dated May 21, 2025, regarding the Stormwater related comments.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Open Space Plans Review	Jennifer Viggiani	05/23/2025	Waite Road has been identified as a corridor for a future pathway system. Please see the Town Trails Concept Map attached for reference.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Open Space Plans Review	Jennifer Viggiani	05/23/2025	Subject property is located within Western Clifton Park. The Western Clifton Park Land Conservation Plan & GEIS Design Guidelines offer recommendations for siting homes in the landscape in this area of town.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Postal Verification	John DeSimone	05/27/2025	Please see approved postal verification in documents. These postal numbers will be finalized with Saratoga County Emergency Services upon final approval from planning dept.
25-000226	SUB25-000008	#2025-009 540 Waite Rd 3 lot Subdivision	Subdivision - Preliminary	Fire Marshall Plans Review	John DeSimone	05/27/2025	Parcel that is assigned 550 Waite Rd may require driveway modifications due to the length. Per section 511, sub section 511.2 of the NYSFC



May 21, 2025

Mr. Robert Wilklow, PLS
Gilbert VanGuilder Land Surveyor, PLLC
988 Route 146
Clifton Park, New York 12065

Sent Via Email: bwilklow@gvglandsurveyors.com

Re: 540 Waite Road 3-Lot Subdivision
Tax Map ID 270.-1-65.2
CP File: 2025-009
MJ File: 700.414

Dear Mr. Wilklow:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) has reviewed the submission for the above referenced project. Documents received for our review included the following:

- Subdivision Map titled "Subdivision of Lot 2 Subdivision of Lands of Mary Kay Branch as Trustee of the Standish Family Irrevocable Trust" as prepared by Gilbert VanGuilder Land Surveyor, PLLC, 1 sheet in total, and dated April 28, 2025.
- Short Environmental Assessment Form dated February 17, 2025.
- Basic Stormwater Pollution Prevention Plan as prepared by Advance Engineering & Surveying PLLC dated April 2025.
- Erosion and Sediment Control Plan as prepared by Advance Engineering & Surveying PLLC dated April 22, 2025.
- Septic System design drawings for Lots A, B, and C

Based upon our review of the above documents, we offer the following comments for consideration.

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

SUBDIVISION

2. The septic system design for each lot shall be stamped by a NYS Professional Engineer and be submitted to the Town's Building Department for review.
3. The erosion and sediment control plan should be incorporated into the final complete set of drawings to the Town.
4. In accordance with Town Code Section §86-8D(3) *Sanitary Sewerage*, where percolation rates are greater than 60 minutes, any fill material used for constructing the wastewater disposal system must be installed and stabilized for a period of up to six months and evidence of a satisfactory final percolation test must be submitted prior to the issuance of a building permit. This should be reviewed with the Town's Building Department.



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



Fishkill, NY
Levittown, NY
Picatinny, NJ
Melbourne, FL



STORMWATER POLLUTION PREVENTION PLAN REVIEW

5. It is recommended to provide wetlands protection fencing along the 100-foot buffer line on Lots A and C to keep the contractor from encroaching into this area unless a permit is obtained.
6. Revise the introduction section of the SWPPP to correct the address, as the current narrative references an incorrect location of 5095 Western Turnpike.
7. Pursuant to Part III.A.2 of the GP-0-25-001, the SWPPP must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRRA), 6 NYCRR Part 490 and associated guidance.
8. Provide a summary of the environmental screening, including but not limited to, wetlands, endangered species, cultural resources, etc.
9. The Construction Process and Phasing Section of the SWPPP states that the project will be divided into a series of phases, however the Erosion and Sediment Control Phasing table shows all work occurring within a single phase. Please clarify how work will occur. If project plans to be phased, a phasing plan shall be included.
10. Include a draft eNOI as an Appendix in the SWPPP.
11. Include a sample Inspection Form as an Appendix in the SWPPP.
12. The contractor shall install temporary orange construction fencing to delineate the disturbance limits. Silt fencing shall be installed along the contours as appropriate, in accordance with NYS Standards and Specifications for Erosion and Sediment Control.
13. In accordance with the NYS Standards and Specifications for Erosion and Sediment Control, show the anticipated locations for soil stockpiles and concrete washouts. Include maintenance requirements for these Best Management Practices.

The applicant shall provide written responses to all technical comments provided by the Town staff and consultants as part of the next submission. Should you have any questions, please do not hesitate to contact me at (518) 371-0799.

Sincerely,

A handwritten signature in black ink, appearing to read 'Walter F. Lippmann', written over a white background.

Walter F. Lippmann, P.E.
Associate, Land Development Group Manager

ecc: Clifton Park Planning Board
John Scavo, Director of Planning
Scott Reese, Zoning Administrator/Stormwater Management Officer
Jennifer Viggiani, Open Space Coordinator
Melinda Acker

Review Comments by Permit#

Permit Number: spr25-000020

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Stormwater Review	Scott Reese		Make sure the modification of the SWPPP for Synergy Park Drive is the latest revision, the Town's latest revision is June 2, 2021.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Stormwater Review	Scott Reese		I support MJ Engineering's comment letter dated May 21, 2025, regarding the Stormwater related comments.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Stormwater Review	Scott Reese		Provide information on the Proposed Stormwater Basin #1 on the slopes, depth, benches, water levels so it meets NYSDEC safety requirements.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Stormwater Review	Scott Reese		Provide maintenance access to proposed structure OCS2.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	Plans need to show the 130 foot building setback from the centerline of NY Rt 9.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	Per Town Code Chapter 208-54 E. (1) No parking or maneuvering area shall be allowed in the front yard unless the Planning Board finds that, in the case of keyhole lots or lots with similar configuration, the intent of this chapter is better met by allowing construction within the front yard setback.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	Per Town Code Chapter 208-54 E. (2) Side yards/rear yards. In order to allow and promote the purpose of this article for maximum flexibility of design in order to preserve as much

		Site Plan (Synergy Park)					of the natural environment as possible, there is established a ten-foot rear and side yard setback which shall be treated as a buffer area except for each parcel of a multibuilding office complex; the extent of internal buffering to be determined during site plan review. This buffer area shall contain natural or planted vegetation for the purpose of screening uses from adjacent properties. Since the grading plans are disturbing into the buffer areas the Planning Board shall determine if the proposed planted vegetation is sufficient.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	05/22/2025	The grading plans show proposed grading off the property and into both the State and County Right-of-Ways. The applicant shall provide documentation that both entities will allow this disturbance. Since the grading plan will be removing mature vegetation, it is recommended that the applicant provide a more robust planting plan to achieve the buffer as per comment #3 and to meet Town Code Chapter 208-55 B where consideration shall be given to preservation of natural and existing vegetation as well as new plantings throughout the entire site plan.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	ECC Review	Scott Reese	05/23/2025	The ECC notes that the complexity of the slopes in the area of Lot A-1 and requests all erosion and water quality controls shall be put in place at the initial phase of site preparation and shall be maintained until all construction ends and soils are stabilized.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/23/2025	In a letter dated December 20, 2024 the Saratoga Co. Planning Board issued a recommendation stating: No significant county-wide or inter-community impact.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse	Site Plan Review - Preliminary	Planning Director	John Scavo	05/23/2025	My prior comments have been adequately satisfied.

		Buildings on 3 Lots Site Plan (Synergy Park)		Plans Review			
24- 001750	SPR25- 000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/23/2025	The applicant and Planning Board should consider, as part of their discussions for the project, the adequacy of the proposed landscaping and its conformation to Section 208-55 of the Town Code titled Development Standards. Specifically, Subsection B, which states:... Consideration shall be given to planting along property lines, buffer areas, and along the walls of the building or structure, where possible, without impeding the operations of the facility. However, if there is substantial natural vegetation on site that serves the requirements, i.e., screening, aesthetics, etc., the Planning Board shall not require additional landscaping except where deficiencies exist.
24- 001750	SPR25- 000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/23/2025	Confirm and call out on the planting plan if the proposed white pines are proposed to be 30' on center staggered spacing.
24- 001750	SPR25- 000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/23/2025	The final plan should display the assigned 911 addresses for each lot.
24- 001750	SPR25- 000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/23/2025	Based on the photometric plan, it appears no exterior lighting is proposed along the East, South, and North sides of the 75,000 SF Building and the 69,920 SF Building. A notation stating such should be added to the lighting plan, Sheet LT-1.
24- 001750	SPR25- 000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	SEQR Review	John Scavo	05/23/2025	Previously, as part of the SEQR review, the Planning Board completed an analysis of a comprehensive build-out plan for the development of Synergy Technology Park and issued a

							Negative Declaration. The Planning Board can continue its review and consideration for potential significant impacts as each site develops. However, the Board may rely upon its prior SEQR findings, confirming that this application does not present impacts not previously considered and mitigated. Previous mitigation includes assigning a wetlands buffer from ACOE wetlands and traffic improvements associated with adding a dedicated right turn lane on Kinns Road to the NYS Route 9 Intersection.
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Open Space Plans Review	Jennifer Viggiani	05/23/2025	Thank you for showing on the plans the multi-use trail along Synergy Tech Park Road including up to and along the frontage of the project site on the west side of Synergy Tech Park Road. Please show a detail as to how the multi-use trail will connect at Kinns Road, or connect to the end of Synergy Tech Park Road -- until such time as the Kinns Road segment is constructed (so that there is not a dead end to the trail.) Who has the maintenance responsibility for the multi-use trail to be built along Synergy Tech Park Road?
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Open Space Plans Review	Jennifer Viggiani	05/23/2025	What is the plan and schedule for the multi-use trail to be constructed along Kinns Road per the previously approved subdivision plan?
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	05/27/2025	No additional comments or concerns
24-001750	SPR25-000020	#2024-043 Kinns Rd Office/Warehouse Buildings on 3 Lots Site Plan (Synergy Park)	Site Plan Review - Preliminary	Postal Verification	John DeSimone	05/27/2025	New lot will be 9 Synergy. Vacant lot will keep existing SBL# and Existing #11 Postal Address. Please reference approved postal plan in documents



May 21, 2025

Mr. Yates Scott Lansing, PE
Lansing Engineering
2452 NYS Route 9, Suite 301
Malta, New York 12020

Re: Synergy Park Lots 1, 2 and A-1 Subdivision and Site Plan
Tax Map ID 265.-5-3, 265.-5-2 & 265.-5-12
CP File: 2024-043 and 2024-044
MJ File: 700.402

Dear Mr. Lansing:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) has reviewed the submission for the above referenced project. Documents received for our review included the following:

- Full Environmental Assessment Form dated May 5, 2025
- Site Plan, titled "Synergy Lot 1" dated May 5, 2025, prepared by Lansing Engineering
- Water and Sewer Report dated May 5, 2025, prepared by Lansing Engineering
- Comment Response Letter dated May 5, 2025.
- Stormwater Pollution Prevention Plan dated May 5, 2025 prepared by Lansing Engineering

Based upon our review of the above documents, we offer the following comments for consideration.

STATE ENVIRONMENTAL QUALITY REVIEW

1. The Synergy Technology Park was previously reviewed by the Planning Board as part of a master plan development. As part of that review, the Planning Board completed a comprehensive review and issued a negative declaration under SEQRA. This application represents a detailed site plan application for one of the lots within the park. The Planning Board shall continue with its review. However, the Board may rely upon its prior SERA findings, confirming that this application does not present impacts not previously considered and mitigated, if mitigation was required.

SITE PLANS/SUBDIVISION

Sheet SD-1

2. The subdivision map should indicate any cross-connection easements between the two lots.
3. Subsequent submissions shall include the metes and bounds of the deed restricted areas. This plat shall be prepared by a surveyor licensed to practice in the State of New York.

Sheet EC&D-1

4. Wherever grading is to occur adjacent to regulated wetlands, provide orange construction fence as an added protection and barrier.



Sheet LM-1

5. Show the location of and provide a detail for any exterior refuse areas.
6. It should be noted that all ADA parking signs should be building mounted as the posts appear to impede with the accessible parking aisle and sidewalks.

Sheet UG-1

7. For each stormwater wetland, pretreatment equaling a minimum of 10% of the WQv shall be provided at each wetland inflow point, unless an inflow point provides less than 10% of the total design storm flow to the wetland. Pretreatment shall be achieved with a sediment forebay, or an equivalent upstream pretreatment device. Indicate on the plans where the pretreatment device is being provided.
8. It appears the proposed grinder pumps are located within the pavement drive aisles. The grinder pumps should be either relocated to lawn areas or provide bollards around them.

Sheet SG-1

9. No comments.

Sheet EA-1

10. No comments.

Sheet TTP-1

11. No comments.

Sheet LT-1

12. No comments.

Sheet LP-1

13. The applicant should consider alternating evergreen species in lieu of all white spruces along Kinns Road and NYS Route 9.

Sheet DT-1, DT-3 and DT-3

14. The sanitary sewer system and water system improvements have not been reviewed and is subject to the review and approval of the Saratoga County Sewer District No. 1 and Clifton Park Water Authority. The final plans shall incorporate any technical comments issued by each agency.



Sheet DT-4

15. No comments.

Sheet DT-5

16. Provide the 10-year and 100-year storm elevations on Detail 2 Gravel Wetland.
17. Verify the pipe invert out of the outlet control structure to be 4-inches above the filter media. The bottom of the filter media is at approximately 258.33 so 4-inches above this would be 258.66.

Sheet DT-6

18. Detail 1 on this sheet is referencing the Gravel Wetland #1, please verify stormwater practice.
19. Details 2 and 3 are referencing Basin 4 and Basin 1 respectfully, however there is no Basin 4 and it appears Detention Basin 1 is a filtration bioretention practice. Please revise accordingly.
20. Provide any pretreatment grave diaphragm as needed along parking lot for the bioretention basin.

Sheet DT-7

21. Show on the plans the locations of the proposed Jellyfish and Cascade units.

STORMWATER POLLUTION PREVENTION PLAN

22. Since it appears the on-site stormwater management facilities will be privately owned, a maintenance agreement should be executed with the Town of Clifton Park.
23. Section 2.3 states the summary of the soil testing is included in Appendix B however it is not included and the pre and post drainage drawings are shown. Although the results of the soil testing are shown on the cover sheet of the project plans, include a map of the test pit locations and boring logs in Appendix B of the SWPPP.
24. Section 13.1 should provide a comprehensive discussion of each stormwater management system, including pretreatment devices and the long-term operation and maintenance requirements for each system. It appears this is included in Appendix H and should be referenced as such in this section of the report.
25. Provide the calculation spreadsheets for each of the practices proposed, ie. conservation of natural areas, gravel wetland, bioretention, etc.
26. Include a draft of the new GP-0-25-001 eNOI should be provided and included in Appendix J.
27. Question 36 of the eNOI indicates that the CPv is not required however Section 6.3 Detention Basin #2 discuss CPv, please clarify.



28. Indicate on the plans where the forebay sizing calculation sheet is referencing.

29. It appears the drawings provided in Appendix E are for 329 Route 146 and not Kinns Road.

The applicant shall provide written responses to all technical comments provided by Town staff and consultants as part of the next submission. Should you have any questions, please do not hesitate to contact me at (518) 371-0799.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Lippmann', written over a faint, illegible typed name.

Walter F. Lippmann, P.E.
Associate, Land Development Group Manager

ecc: Clifton Park Planning Board
John Scavo, Director of Planning
Scott Reese, Zoning Administrator/Stormwater Management Officer
Jennifer Viggiani, Open Space Coordinator
Melinda Acker

Review Comments by Permit#

Permit Number: sup25-000004

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	SUP Review	Scott Reese	04/23/2025	This Special Use is permitted per Town Code 208-10 B. (10)(a)[7] identifies a Dwelling, two-family and/or semidetached as a special use pursuant to chapter 208-79. The proposed land area exceeds the minimum area requirement. The building setbacks will need to adhere to Town Code Chapter 208-98.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Postal Verification	John DeSimone	05/14/2025	Assigned postal numbers for duplex will be 471 & 469 Grooms Rd. Please see and reference approved postal verification in documents.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Postal Verification	John DeSimone	05/14/2025	Saratoga county emergency services will be notified of change when final approval is granted from planning dept.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Fire Marshall Plans Review	John DeSimone	05/14/2025	No concerns with proposal
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	05/23/2025	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.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	05/23/2025	The Saratoga County DPW is the entity for permitting any work to be performed within the Saratoga County ROW. Please get in touch with Gary Meier, Saratoga Co. DPW, at 518-885-2235 to discuss obtaining the necessary permits for soil disturbance and a driveway curb cut onto Vischer Ferry Road (CR-90).
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	05/23/2025	As plans advance, address whether public utility connections to water and sanitary sewer will be made and, if so, show the lateral locations and proposed connections to each. Correspondence with the Clifton Park Water Authority and Saratoga County Sewer District

							is required to demonstrate that each has the capacity and a willingness to provide service to the proposed duplex.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	SEQR Review	John Scavo	05/23/2025	The applicant must complete Question 3 on the SEAF Part I to allow the environmental review to proceed.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	SEQR Review	John Scavo	05/23/2025	The limits of clearing and grading should be shown to determine if the wetlands present on-site will be disturbed or impacted by the proposed duplex.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Open Space Plans Review	Jennifer Viggiani	05/23/2025	Recommend a close look at the proposed driveway location, due to its proximity to an intensely used intersection of Grooms Road and Lapp Rd, (an intersection that is not shown on the site plan). There is a widened shoulder that drivers utilize heading west bound on Grooms Rd to avoid getting stuck behind drivers waiting to turn left/south onto Lapp Rd.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Open Space Plans Review	Jennifer Viggiani	05/23/2025	A future town trails concept is to create a complete Grooms Road Multi-Use Trail along this corridor, although it has not been determined final location/side of Grooms Road. Please see attached Town Trails Concept Map.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Stormwater Review	Scott Reese	05/23/2025	Show proposed public sewer and public water connections. If wetland disturbance is necessary provide a copy of the approved ACOE Permit Application.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Stormwater Review	Scott Reese	05/23/2025	The original 3 Lot Subdivision Plans was showing 0.93 acres of disturbance for three proposed duplex's. It is my understanding that the applicant is waiting to hear from the ACOE that the wetlands are isolated and not jurisdictional. If it is determined if the wetlands are non-jurisdictional, what will the total area of disturbance be? The applicant shall show an updated Erosion and Sediment Control Plan, that will include early demarcation by orange construction fencing of the wetland boundaries prior and during site construction.

25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Zoning Plans Review	Scott Reese	05/23/2025	Per Town Code Chapter 208-98 Grooms Road that is a street that requires a special setback line of 100 feet from the center line of the roadway.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Zoning Plans Review	Scott Reese	05/23/2025	On the plans, In the Zoning and Land Use Chart change Maximum Floor Area to Minimum Floor Area.
25-000546	SUP25-000004	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Concept	Zoning Plans Review	Scott Reese	05/23/2025	Per Town Code Chapter 208-79 A. (1) this Special Use Permit requires special consideration so that the (proposed duplexes) are properly located and planned with respect to the objectives of the chapter and the (proposed duplexes) effect on the surrounding properties and community character.