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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
June 24, 2025

Those present at the June 24, 2025 Planning Board meeting were:

Planning Board: D. Bagramian, Chairwoman, E. Andarawis, H. Fariello, E. Ophardt,
K. Martin, L. Westrick,

Those absent were: M. Fantini, 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:

Mr. Ophardt moved, seconded by Ms. Fariello, approval of the minutes of the May 28, 2025 Planning Board meeting as written. The motion was unanimously carried.

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Public Hearing:

#2024-053 100/200 Technology Park Telecommunications Tower

SUP SBL: 271.-4-13 Applicant is proposing a new telecommunications tower, Technology Park (Pvt) Zoned: B1 - Business Non Retail 1, Status: Final Applicant: Cellco Partnership dba Verizon Wireless Consultant: Tectonic Engineering Last Seen On: 03/25/2025

Ms. Bagramian stated that a SEQRA Negative Declaration was established on March 25, 2025.

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 June 4, 2025.

Consultant/Applicant Presentation:

Dave Brennan stated he was present for a proposed monopole that is 120' in height with the lightening rod at its highest point. He stated that this is in the B-1 non-retail zone and SEQRA was presented in March 2025. Mr. Brennan stated that the applicant went to the ZBA for variances needed for the project and the area variances were granted. He stated that to the south of the project is Shenendehowa Campus and there is a residential PDD nearby. He stated that this would be an improvement to the area where wireless telecommunications coverage is not adequate.

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.

There being no public comment, Ms. Fariello moved, second by Mr. Ophardt, to close the public hearing at 7:10 p.m. The motion was unanimously carried.

Planning Board Review:

Ms. Bagramian stated the application seems straight forward.

Mr. Ophardt stated this location is the best suited to place the cell tower, and the applicant has proven it will be needed.

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Mr. Andarawis stated that all of his questions have been answered, and he appreciates the work the applicant has done.

Mr. Andarawis offered Resolution No. 09 of 2025, seconded by Ms. Fariello to waive the final hearing for this application for the 100/200 Technology Park Telecommunications Tower 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.

Roll Call:

- D. Bagramian - Yes
- E. Andarawis - Yes
- E. Ophardt - Yes
- H. Fariello - Yes
- K. Martin – Absent
- M. Fantini - Absent
- L. Westrick – Yes
- M. Luke (alternate) - Absent

Ayes 5

Noes: 0

The resolution is carried.

Ms. Fariello moved, second by Mr. Ophardt, to waive the final hearing for this application for the site plan review of 100/200 Technology Park Telecommunications Tower, 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.

Ayes: 5

Noes: 0

The motion is carried.

Public Hearing:

#2025-008 Starpoint Church Parking Expansion Site Plan

SBL: 277.16-2-21 Applicant is proposing a parking Expansion, 14 Jarose PL , Zoned: R1 – Residential Status: Revised Preliminary Applicant: Northstar Church Inc, Consultant: ABD Engineers – J. Hitchcock, Jr., Last Seen On: 03/11/2025

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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. 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 7:14 p.m. The Secretary read the public notice as published in the Daily Gazette on June 14, 2025.

Consultant/Applicant Presentation:

John Hitchcock stated that he is here tonight with some changes from the last time they were heard in front of the Planning Board. He stated that the ZBA wanted to look at a right-out only onto Grooms Road but the Saratoga Highway Department shot it down due to the proximity of Jarose Place. He stated that the ZBA then approved the parking variance. Mr. Hitchcock stated they tried to move away from the western boundary as much as possible, and at its closest they are 15’ from the property line and it increases from there. Mr. Hitchcock stated they also put in a 1.5’ berm along the property to help with runoff. He showed the snow storage area indicated on the plans to the east end and stated that infiltration tests have been done and are at 21” per hour at its fastest. Mr. Hitchcock stated that they are now proposing 68 parking spots and that they are looking for approval tonight. Mr. Hitchcock stated that they are trying to fix a problem on their own and keep cars off the streets.

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:

Allan Burke, 13 Jarose Place, stated he is one of the original owners in Sunset Woods and before this church came, there were woods. Mr. Burke stated that his home is across from the church’s driveway, and there are blind spots present, with the potential for a tragedy.

Anthony LaFleche, 21 Wheeler Drive asked if the applicant could give a 15’ easement on Grooms Road for a potential trail. He stated he would hate to see the church do landscaping and then have them removed for a trail in the future. Mr. LaFleche asked how far a right out would be from Jarose Place. Mr. Hitchcock stated it is about 20’.

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Mary and Mark Raciti, 522 Grooms Road, stated that they have concerns with the water runoff. She stated that at the last build-out, the church did they had the same concerns with the runoff and the high water table. Ms. Raciti stated they also own 520A Grooms, which is a buildable lot and she feels that the water now ponds there a lot and floods on a regular basis. Ms. Raciti stated that they were assured by the Town and the applicant that the stormwater management is adequate but she feels it is not and the value of her property will decrease with this. Mr. Raciti stated the retention pond has 2 pipes coming out of them and this pushes the water onto his property.

James Yandell, 514 Grooms Road requested to have 6 minutes as he would be speaking on behalf of the church community. Ms. Bagramian stated he cannot because they have to be fair, but another member can come forward for another 3 minutes. Mr. Yandell stated that he is an associate pastor at the church and asked everyone in attendance who worships at the church to raise their hands for support. Mr. Yandell stated that 150 parishioners wrote to the Town in support of the application. He stated that they are all about the safety of the community and this is not a new issue. Mr. Yandell stated this is not a new issue as a few years back they asked for more parking and the Planning Board had approved some but asked them to wait and see before a full build out was approved. He stated they added more services and they are still over capacity with parking. Mr. Yandell stated that the parking and occupancy do not coincide and there is an average of 30-40 cars on the road per every Sunday service.

Charles Clem, 103 Drummond Ridge, Ballston Spa stated he is also an associate pastor at the church and that the church is doing this on their own for the best interest of all parties. He stated that this is a significant cost to the church but they would like to be good neighbors and help increase the safety of the road. He stated that the church employs 15 people and the church itself brings in shoppers and potential residents. Mr. Clem stated that the church has given \$90,000.00 back to the community and brings people into the Town. He acknowledged the residents' concerns and asked for the same consideration as other applicants.

Pat Rosestead, 23 Jarose Place stated she does not see the church in use on a daily basis but there are 800 cars coming in and out of the street every Sunday. She stated she is also speaking for the home that has a potential to be demolished and stated it was built in 1997 for Ms. Jarose by her mother and she had sold it after her mother died. Ms. Rosestead stated that Ms. Jarose sold it to a church that promised her it would not be demolished. Ms. Rosestead stated that she spoke directly to Ms. Jarose and she stated that she is very disappointed that the home may go.

Wayne Lupine, Grooms Road stated he lives next door to the application. He stated that he has sent letters to the Town about problems and they have sent them to the applicant about water problems. He stated that the applicant and engineers can run numbers but he has to live it and see it.

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Divya Penmatsa, 21 Jarose Place stated she is here for all of the neighbors and that the growth of the church is too much. Ms. Penmatsa asked if the church would be able to expand again and asked for a guarantee that there would be no more. She stated she did not sign up for this when she bought the home and feels that the only problem is the 11 am service. She asked the church to look at opening another location.

Mr. Martin arrived at the meeting at 7:45 p.m.

There being no additional public comment, Ms. Fariello moved, second by Mr. Ophardt, to close the public hearing at 7:46 p.m. The motion was unanimously carried.

Planning Board Review:

Ms. Bagramian read from the Public Government restrictions for religious institutions and referred to RLUIPA. She stated that with a normal review this would not take place. She stated that as a Planning Board they try alleviating as much of the burden as possible.

Ms. Bagramian stated that there will always be issues with traffic. Mr. Hitchcock stated one resident had concerns with a wet property and the 2 pipes. He stated that the stormwater is designed this way and is adequate water control and they control the runoff to equal or less than what it was. Mr. Hitchcock stated there are wetlands on the property and in the area so the land will naturally be wet. He stated that the church has property on Route 146 A but there is no water or sewer available there so they cannot build on that land.

Ms. Bagramian stated that she was told the Planning Board had restricted the applicant to not renting or selling the home, this is untrue. Pastor Lilly stated that he was given this restriction by an organization within the Town, not necessarily the Planning Board. Ms. Bagramian asked where the deed was so that they could look at it. Mr. Hitchcock stated they don't have it on hand. Mr. Martin stated that if it is on the deed then the record has to be somewhere. Pastor Lilly stated the property line was on the porch of the home previously.

Ms. Bagramian stated there is a difference between wait and see and wants and needs. She stated the community keeps bringing up the same concerns with traffic and water. She stated that the Board relies on engineers for the numbers, and asked if they made an error. She stated that the traffic and water should be mitigated on the site and asked if this would completely mitigate the concerns. Pastor Lilly stated that he feels this would and no one is asking them to do this, they are trying to be responsible and proactive to make it safer for everyone.

Ms. Bagramian asked if the applicant would agree to no parking signs if the Town agrees as well. Pastor Lilly stated he would not as this would impact the residents.

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Ms. Fariello asked how much their max capacity is. Pastor Lilly stated a total of 770 people but many are children that do not drive. He stated that they try to help with the parking on the street but they cannot always eliminate the problems.

Ms. Bagramian asked if there was still parking going on the street. Mr. Hitchcock stated there is and if they are approved they could fit in the property. Ms. Bagramian asked if people are paid or volunteer to help with the parking as there are companies that can be hired to do this. Ms. Bagramian asked if the traffic people go to Grooms Road to help as well. Pastor Lilly stated he does not know as he is inside of the church while parishioners come and go.

Ms. Bagramian asked how people are being trained to help control traffic. Pastor Lilly stated he does not know. Chris Santilli stated that he helps train people and helps people who help with the traffic control. He stated that there is no DOT training for on the property and they stay within the parking lot and help fill empty spaces. Mr. Santilli stated they do not go into the road but stay at the exits and entranceways he feels they are not allowed.

Mr. Martin stated that the people who help with the traffic go onto Jarose Place where the problem is. Pastor Lilly agrees that there are traffic concerns.

Ms. Bagramian stated that she feels this will have the same problem down the road and read from a letter sent to the Town by Emily Hortsman. Ms. Bagramian stated that a medical emergency could not be adequately addressed and this is a concern. Pastor Lilly stated he will reach out to the residents because he feels badly they experienced this.

Ms. Bagramian asked if there would be any more expansion on the property if this site plan is approved. Mr. Hitchcock stated there would not be as the wetlands and buffer areas take up the rest of the space.

Mr. Martin asked if the additional parking they are asking for will be the full build-out for the site. Pastor Lilly stated that it is for parking but they have not explored the building. Mr. Martin stated that it is a concern if the applicant comes back for a building expansion and no additional parking is available.

Mr. Ophardt stated that based on Northstar's previous parking expansions, whenever parking is added it tends to invite more parishioners to each service, and he is concerned the church may find itself back in the same parking situation in the near future. He stated that he agrees that parking is necessary, but asked what the Church's future expansion and parking plans are. Pastor Lilly stated that right now safety is his biggest concern. Mr. Ophardt stated that he does not want to see the church leave, but also feels it won't be successful if it doesn't have a future plan for expansion.

Ms. Fariello stated she appreciates them getting off the road, it is not a great idea but it makes sense. She asked the applicant if they foresee growth and moving services to streaming in the

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children's area or to a satellite location. Pastor Lilly stated they do not know right now, he stated the church is 22 years old and growth was regularly 10% but when they moved to this location the growth increased.

Mr. Andarawis stated that this solves today's problem, but at some point the use may be far too big for the lot. He stated it is great that they are growing but they may outgrow the site and may need even more parking.

Mr. Martin asked if the applicant has looked at the strategic planning process and gauged where they will be in 5-10 years and this may have been helpful if it was done years ago. Pastor Lilly stated the board does have a planning process and they came for children's classrooms first and now they are back for the rest.

Mr. Ophardt stated it is great that they are growing as a church community, but he would like to see the church work with the Town of Clifton Park to develop a future growth plan. He thanked them for working to remove the vehicles from being parked on Jarose Place during church services. He asked what the Church's next plans are.

Ms. Bagramian asked if they could review the landscaping. Mr. Hitchcock stated they are planting spruces along the west side and a privacy fence on the west near the shed. He stated that on Grooms Road there will be a mix of spruce and other plantings with not much to the east as there is where snow storage would take place.

Mr. Andarawis stated that the home would be removed and replaced with parking so landscaping is necessary and needs to continue to be maintained. He stated It is 31' to the edge of pavement to the plantings so there is also room for a trail.

Mr. Ophardt asked if trees were added to the Lupine property as well as the berm and asked whether the homeowner was happy with this proposal. Mr. Hitchcock stated he did not directly contact the owner. Mr. Ophardt then asked Mr. Lupine if he was ok with the proposed changes? Mr. Lupine stated his primary concern wasn't the buffer, so much as the water runoff from the church parking lots. Mr. Ophardt asked if the applicant would consider fencing and plantings for esthetics. Mr. Lupine stated that the fence would hide the parking better. Mr. Ophardt asked if he would prefer a fence over the berm. Mr. Lupine stated he would like the fence to the telephone pole to hide the parking. Mr. Ophardt stated he was concerned that a fence to the telephone pole might obstruct motorist sight lines looking west from Jarose Place. Mr. Hitchcock stated he can put a fence to the edge of the parking to the north but there would be a gap between the shed and the fencing.

Ms. Bagramian asked if 520A could be mitigated. Mr. Hitchcock stated that when they are out for construction they can fluff the ground but there are DEC wetlands back there that they cannot touch. He stated the additional parking is not attached to the stormwater management area in the

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rear so it should not add more water to the rear of the site and there are 3 dry wells to the northeast to help with Jarose Place.

Ms. Fariello stated there should be annual training for the porous pavement to keep it functioning properly.

Mr. Ophardt asked how they plan to block the glare from vehicle headlights in the parking lot from spilling onto Grooms Road. Mr. Hitchcock stated they have red cedars and pines on the planting plan.

Mr. Ophardt moved, second by Mr. Andarawis, to waive the final hearing for this application for the site plan review of Starpoint Church Parking Expansion 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. Satisfaction of MJE and Mr. Reese's comments.
2. Add an 8' fence to boarder the Lupin property.
3. Perpetual maintenance of the landscaping and porous pavement.

Ayes: 7

Noes: 0

The motion is carried.

Old Business:

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

SBL: 264.-3-94.1 Applicant is proposing a 5 lot residential subdivision, 924 Main Street Zoned:

PDD - Planned Development District, Status: Preliminary Applicant: Country Club Golf

Consultant: Environmental Design Partnership – J. Dannible Last Seen On: 04/22/2025

Consultant/Applicant Presentation:

Joe Dannible, EDP showed a map of the property with the area to be subdivided. He stated this would be 5 single family homes with 5 driveways on Main Street over 5 acres of land. Mr. Dannible stated there are single family homes in the area so this would fit in. He stated he has been talking to Saratoga County DPW due to drainage concerns and utility connections but there are no concerns with the driveways. He stated he is still waiting for a letter from the County for additional comments.

Staff and Professional Comments:

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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. Andarawis stated it is appropriate that they face Main Street and asked if there is a build to line as the homes in the area are close to the road and worth keeping within the character of the neighborhood. Mr. Dannible stated a variance is hard to get for an SUP. Mr. Andarawis requested the buildings go as far forward as possible.

Mr. Ophardt asked which direction does the water flow through the culvert beneath Main Street. Mr. Dannible stated that the culvert flows east to west onto the applicant's property, but there are no wetlands on the site, and it is all developable. Mr. Ophardt asked about potential drainage impacts to the houses on the east side of Main Street. Mr. Dannible stated the homes on the east side of the street are higher than Main Street, and the ground is sandy in the area.

Ms. Bagramian stated this is a fitting project for the area and water needs to be figured out.

Old Business:

#2024-045 1759 Route 9 Automotive Center Site Plan SBL: 272.1-2-4

Applicant is proposing construction of an Automotive Center, 1759 Us Rt 9 Zoned: B4A - Highway Business/Restricted Retail, Status: Preliminary Applicant: Keeler, Consultant: Advanced Engineering – N. Costa Last Seen On: 11/13/2024

Consultant/Applicant Presentation:

Nick Costa, Advanced Engineering, showed a rendering of the lot and stated this parcel is part of a larger one. He stated it is 8 acres that would have a Hyundai building which would be 27,000 sf and 499 parking spots. Mr. Costa stated they would be extending the existing drive onto the site and parking would mainly be for inventory. Mr. Costa stated there would be access from Biette Road and they would connect to public water and sewer. He showed the stormwater on the renderings and stated they will follow Town Code for screening. Mr. Costa stated this parcel is zoned for car dealerships and they would have 40% green space.

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.

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Public Comments:

No public comment.

Planning Board Review:

Ms. Bagramian stated his is a nice looking project and she likes the landscaping plan. Mr. Costa stated they are keeping with code and they have a mix of 2 types of spruce and dogwood. Mr. Scavo suggested introducing some native trees as well.

Mr. Andarawis asked what trees would be in the parking islands. Mr. Costa stated they are proposed as dogwoods.

Mr. Ophardt stated at the previous Planning Board meeting for this project there had been a discussion about aligning the applicant's new driveway with Parkwood Plaza's driveway on the west side of US Route 9 for a future traffic signal. Mr. Costa state that the applicant will be using the existing driveway for now, but when the rest of the site is developed, they will be making a boulevard entrance and will align it with Parkwood Plaza's driveway at that time. Mr. Ophardt stated he would like to see a traffic study completed as MJE has requested. Mr. Martin stated he agrees with Mr. Ophardt.

Ms. Bagramian stated she would like to see a dedicated light turn land and discuss sidewalks throughout the property and on Route 9.

Mr. Andarawis stated he would like landscaping considered with the walking path.

Mr. Ophardt expressed his concern with the possible use of Biette Road as an entrance and exit from the applicant's site. Mr. Costa stated it would be only for deliveries, and regular traffic would enter and exit the site utilizing the US Route 9 driveway. He stated the parking near the side road is all inventory and would be used mainly for emergency response. Mr. Scavo stated that there should be a sign on Route 9 and that Mr. DeSimone from the Town liked the wider access from the side road.

New Business:

#2025-027 Miller Road Flex Space Phase 2 Site Plan

SBL: 270.-2-3.121 Applicant is proposing the development of additional flex space as part of Phase 2 of the project, Rt 146 Zoned: B5 - Corporate Commerce, Status: Concept
Applicant: Miller Road Storage LLC - MaryJo Satterlee, Consultant: Advanced Engineering – N. Costa

Consultant/Applicant Presentation:

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Nick Costa, Advance Engineers stated that the Phase I is currently under construction and they are now looking at Phase II. He stated that this will solely be flex space and will connect to the roadway and Phase I. He stated that the site is similar to Miller Road and everything is sloped away from 146 and in the same area as Miller Road. Mr., Costa stated this would be similar in design and elevations to Phase I, water and sewer connections will be made and the stormwater management will be at the end of the development similar to Phase I. Mr. Costa showed to everyone in attendance the flow of the stormwater and its connections.

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 comments.

Planning Board Review:

Mr. Martin asked what the species of trees are in the berm area. Mr. Costa stated they are similar to evergreens but they did not decide yet on the species. Mr. Martin stated this is not an optimal layout due to the view shed and ants to see thicker landscaping along 146. Ms. Bagramian agrees with Mr. Martin's comment.

Mr. Andarawis stated it is important to evaluate the views and buffer the project but also keep the land open.

Mr. Ophardt asked if there are berms being proposed. Mr. Costa stated there is grading right now as this is a concept plan only tonight.

New Business:

#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)

SBL: 264.-3-5.1 Applicant is proposing a 5 MW ac community solar project, Mac Elroy RD Zoned: CR - Conservation Residential, Status: Concept Applicant: Stryker Family Limited, Consultant: Tetra Tech Inc.

Consultant/Applicant Presentation:

Bill Chan stated he is here tonight for a concept plan for an SUP and site plan in the CR zone. Mr. Chan went over business dealings and stated they would like to develop a 5MW community

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solar project over 25 acres of land with 19 of the acres being fenced in. He stated that this could run 800 homes with pollution free energy. Mr. Chan stated he construction process would be about 5 months and the site would be restored with a decommissioning plan. Mr. Chan stated there would be 13,500 mounted solar panels with a 7 foot high fence. Mr. Chan showed the site plan for everyone in attendance and showed the natural and added screening rendering. Mr. Chan stated there would be a 100' buffer for the wetlands and all the setbacks are being met. Mr. Chan stated there would be 2 additional poles on the property and there would be a retention basin for the stormwater management area.

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 comments.

Planning Board Review:

Ms. Bagramian stated she would like to see a visual impact from the road and a landscape plan.

Mr. Westrick asked if the homes would be able to see this from their yards or second floors.

Mr. Ophardt pointed out that the visual buffer shown on the plans between McElroy Road and the applicant's solar panels consists of a thin row of Sumac trees, which will lose their leaves during the winter months. Mr. Ophardt suggested the applicant remove the existing vegetation and consider replacement them with a visual screen of pine trees. Mr. Chan stated he can investigate this request.

Mr. Martin stated that this field had rotated soy and corn throughout the years and there is deer that come thru here but other species do as well and he wants a provision for wildlife. Mr. Chan stated he is unsure if a large deer or animal size would work but they have talked about space under the fence for smaller wildlife. Mr. Martin stated he has seen it done before but it would decrease the number of panels on the site and asked how many panels are the minimum. Mr. Chan stated he does not think they can reduce more.

Mr. Andarawis asked what the hosting capacity is. Mr. Chan stated it is 6.8MW/DC now and 5MW total. Mr. Andarawis asked if this is the biggest the site can do and have a minimum count.

Ms. Bagramian asked if there would be batteries on the site. Mr. Chan stated there would be and they need a lot of panels to help the batteries. Ms. Bagramian stated if they add batteries in the future they would have to come back to the Planning Board for approval.

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Mr. Andarawis asked why the applicant is not using track panels. Mr. Chan stated that the design would then get more complicated and they would have less panels. Mr. Andarawis asked if this is the best available technology and the minimal land footprint needed. Mr. Chan stated it is. Mr. Andarawis asked for the data sheets for the panels and he is looking for the Rohaus stamping. Mr. Chan stated he will look into this. Mr. Andarawis stated it is worth having a discussion on land preservation versus clear cutting. Mr. Scavo stated DEC has waived the buffer for this select smaller potential and other sites on this land would have more of an impact on the wetlands and have a higher tree removal count. Mr. Andarawis stated he would like a pole visual and regular visuals for the push base due to having to have poles across the road.

Mr. Martin asked if the solar energy is only available to National Grid customers or if NYSEG customers could subscribe to this. Mr. Chan stated it would be only for National Grid customers.

New Business:

#2025-029 Village Plaza Apartments Site Plan

SBL: 272.-1-44.1 Applicant is proposing construction of an apartment building, 19 Clifton Country RD Zoned: B3 - Neighborhood Business, Status: Concept Applicant: The Windsor Companies, Consultant: EDP – J. Dannible

Consultant/Applicant Presentation:

Joe Dannible stated he is here tonight with Brett Blazer and Windsor Development. He stated this application is for a parcel in the exit 9 area and they are looking at a parking lot in front of Old Brick Furniture in the TC-5 zone. Mr. Dannible stated that this zone allows for a mixed use building which the first floor would be retail and 7 residential units on the second and third floors. He stated there would be shared parking with the plaza and the total square footage would be 25,000 sf and the footprint would be 9,000 sf. Mr. Dannible stated the shop fronts would be facing Southside Drive and they plan to construct a sidewalk to connect to the existing one and will lead to the Town Park. Mr. Dannible stated they are also proposing parallel parking on both roads and street trees for landscaping. He stated the project will connect to public water and sewer and they still need to look at stormwater. He stated he is here tonight to establish TAC meetings and showed the elevations as well as rendering for each floor.

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:

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No public comments.

Planning Board Review:

Ms. Bagramian stated that this is a good use of space as the parking lot there is never full. She asked if it would be retail or restraint space for the first floor. Mr. Dannible stated he has no tenants yet but they could entertain having food service at the location and could flip the building to accommodate a patio. Mr. Martin stated he likes that idea better.

Mr. Andarawis stated he likes the project a lot as the parking lot will be repurposed.

Mr. Ophardt stated he liked the applicant's proposed site for infill mixed use development. He liked the proposed on-street parking and the sidewalk link with both Druthers, and the Town Center Park.

Discussion Items:

None

Ms. Fariello moved, seconded by Mr. Andarawis, adjournment of the meeting at 10:13 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on July 8, 2025.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

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

Review Comments by Permit#

Permit Number: SUP25-000008

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Zoning Plans Review	Scott Reese		The proposed telecommunications tower is proposed on a parcel located in the Business - Non-Retail Zoning District (B-1). Per Town Code Chapter 208-32 B. (5) All other telecommunication towers are special uses pursuant to Town Code Chapter 208-79.
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	SUP Review	Scott Reese	06/11/2025	The proposed telecommunications tower is proposed on a parcel located in the Business - Non-Retail Zoning District (B-1). Per Town Code Chapter 208-32 B. (5) All other telecommunication towers are special uses pursuant to Town Code Chapter 208-79.
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	SEQR Review	John Scavo	06/16/2025	The Planning Board completed the SEQR Process at its March 25, 2025 meeting by issuing a Negative Declaration at that time.
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Planning Director Plans Review	John Scavo	06/16/2025	The applicant has submitted a supplemental RF report dated March 22, 2025, addressing concerns raised by Professor William P. Johnson and the planning board regarding the proposed Shen HS monopole cell site
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Planning Director Plans Review	John Scavo	06/16/2025	The B-1 Zoning District for a new monopole is preferable over residential zoning districts under our Town code.
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Planning Director Plans Review	John Scavo	06/16/2025	Environmental and health concerns cannot be used to deny applications based on radiofrequency emissions if the facility complies with FCC standards. The applicant attests in the record documents that the facility will comply with the FCC standards for radio frequency emission.
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Planning Director Plans Review	John Scavo	06/16/2025	As of the date of this review letter Town Planning Staff has not received any public input opposed to the application.

24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Planning Director Plans Review	John Scavo	06/16/2025	The applicant is required to comply with all applicable NYS Fire and Building Codes, including fuel storage and emissions regulations.
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Planning Director Plans Review	John Scavo	06/16/2025	A backup generator provides disaster resilience during significant storm events (i.e., hurricanes, ice storms, high wind events). It also allows for the continuity of 911 services during power outages.
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Fire Marshall Plans Review	John DeSimone	06/17/2025	Please make access road 14' wide. Asked this in prior review as well
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Fire Marshall Plans Review	John DeSimone	06/17/2025	Assure turn around at tower meets the dimensions in appendix D of the 2020 NYSFC (multiple option)
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Fire Marshall Plans Review	John DeSimone	06/17/2025	Knox box form needs to be completed and knox box will be required for Fire Dept Access (see documents)
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Open Space Plans Review	Jennifer Viggiani	06/20/2025	no new comments
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	Postal Verification	John DeSimone	06/22/2025	please update plans with approved postal verification from prior review (reference approved postal verification in documents)
24-001913	SUP25-000008	#2024-053 100/200 Technology Park Telecommunications Tower SUP	Special Use Permit - Final	ECC Review	Scott Reese	06/23/2025	The applicant shall adequately address the stormwater management for the existing and proposed impervious areas on the project site. The existing stormwater management areas are not performing adequately and are impacting downstream neighbors of this property. The additional proposed impervious surface potentially exacerbates the problem unless it is sloped away from the existing stormwater management area or other appropriate designed solution.

Review Comments by Permit#

Permit Number: SUP25-000005

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Fire Marshall Plans Review	John DeSimone	05/14/2025	No concerns or questions with this proposal.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Postal Verification	John DeSimone	05/14/2025	No concerns or questions with this proposal.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	ECC Review	Scott Reese	05/23/2025	The ECC notes that approval for an expansion beyond 25% of the current parking configuration is still pending.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	ECC Review	Scott Reese	05/23/2025	Based on the recent levels of precipitation, the ECC notes that the current stormwater infiltration system did not perform adequately, i.e. water was still present after 48 hours in the infiltration basins. Expansion of the parking will exacerbate the drainage problem.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	ECC Review	Scott Reese	05/23/2025	The ECC notes that the applicant has not provided detailed landscaping plan, and thus we reiterate "The ECC recommends that the Planning Board require the applicant to provide a 15-foot vegetative buffer between the western edge of the parking area and the existing residence. Additional plantings should be added along the eastern portion of the new parking area to provide screening for the existing residents on the east side of Jarose Place." This project will influence the character of the neighborhood and therefore effort should be to maintain the privacy of the current residents.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Open Space Plans Review	Jennifer Viggiani	05/23/2025	The 2012 Trail Concept Plan: A Long-Term Vision, Town of Clifton Park identifies Grooms Road as a location proposed for multi-use paths, to continue to close in gaps along this Grooms Road Corridor. As part of this parking lot expansion project, the frontage along Grooms Road owned by

							the applicant should be considered for constructing a multi-use trail along this corridor.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	06/13/2025	Consider a condition requiring the applicant to maintain landscaping and stormwater features under the approved site plan and Operations & Maintenance Plan.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	06/13/2025	Consider extending the existing vinyl privacy fence in a northerly direction along the common property boundary to an area 5' beyond the front of the adjacent single-family dwelling to the west.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	06/13/2025	As the Planning Board considers this site plan amendment, it is important to acknowledge that the proposed use is associated with a religious institution and is therefore protected under the federal Religious Land Use and Institutionalized Persons Act (RLUIPA). This law prohibits land use regulations that impose a substantial burden on the religious exercise of a person or institution unless the regulation is in furtherance of a compelling governmental interest and is the least restrictive means of furthering that interest. Accordingly, while the Board retains its authority to evaluate site design, traffic, environmental impacts, and public safety, any conditions or restrictions imposed must be carefully tailored to avoid infringing upon the church's ability to carry out its religious mission. The Board's review should balance legitimate planning concerns with the legal obligation to ensure that religious institutions are not unduly burdened in their use of land.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	06/13/2025	The Saratoga County Planning Board is scheduled to meet during the third week of June to review a recommendation concerning the proposed site plan for expanding on-site parking. Once the recommendation is received, I will include a copy in the project file and share it with the Planning Board Members and the applicant for consideration.
25-000170	SUP25-000005	#2025-008 Starpoint Church	Special Use Permit - Revised Preliminary	SUP Review	Scott Reese	06/20/2025	This application is for a second addition to a Special Use Permit (SUP). The two proposed parking area expansions are an approximate 35% expansion from the

		Parking Expansion					original SUP. Per Town Code Chapter 208-79 G. (3) any amendment or modification will be limited to a twenty-five-percent (25%) expansion of the improved area subject to the special use. The ZBA granted an area variance to allow the addition of the SUP expansion on May 20th, 2025.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	SUP Review	Scott Reese	06/20/2025	Per Town Code Chapter 208-79 E. (1) (h) the Planning Board shall determine whether the proposed special use will satisfy that the proposed site provides adequate parking facilities to protect against hazardous traffic and/or parking conditions is met.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	SUP Review	Scott Reese	06/20/2025	Prior to the ZBA approval of the area variance the ZBA inquired with the applicant if the church could make a direct access to County Route 71 (Grooms Road). John Hitchcock, ABD Engineers, stated that sine the last meeting he had spoken to the County about a right out onto Grooms Road and they have denied it due to the proximity to Jarose Place. He stated that the County acknowledged the problem and supported the new parking.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Zoning Plans Review	Scott Reese	06/20/2025	The ZBA granted an area variance to allow the addition of the SUP expansion on May 20th, 2025.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Stormwater Review	Scott Reese	06/20/2025	With the number and type of stormwater comments from the TDE letter dated 6/18/2025 and the required maintenance of existing stormwater management areas, it is my opinion that the items be addressed prior to Planning Board approvals.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Stormwater Review	Scott Reese	06/20/2025	The property owner will need to maintain the existing stormwater management area 1D, so the water treatment and storage is as originally designed.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Stormwater Review	Scott Reese	06/20/2025	The property owner will need to direct the gutter down spout at the southeastern corner of the road into stormwater management area 1D.
25-000170	SUP25-000005	#2025-008 Starpoint Church	Special Use Permit -	Stormwater Review	Scott Reese	06/20/2025	The design engineer will need to address the saturated soils at the stormwater management area 1C, The NYSDEC

		Parking Expansion	Revised Preliminary				Stormwater Management Design Manual, July 31, 2024, refer to section 12.3.7 Clogging - Infiltration - to determine how the saturated soils area impacting the design of the existing infiltration basin.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Stormwater Review	Scott Reese	06/20/2025	The design engineer is proposing an underdrain of the porous pavement. The underdrain directly discharges off site by Grooms Road. The elevation of the underdrain should be shown on the cross section detail. It is a concern that the underdrain will collect and discharge runoff of the saturated soils and compromise the infiltration intent of the porous pavement.
25-000170	SUP25-000005	#2025-008 Starpoint Church Parking Expansion	Special Use Permit - Revised Preliminary	Stormwater Review	Scott Reese	06/20/2025	The design engineer is proposing porous pavement, a runoff reduction treatment, to also address the total stormwater runoff volumes. With the history of the saturated soils and large storm events, just having runoff reduction treatment may not adequately handle the stormwater runoff where it will not impact downstream properties.

Review Comments by Permit#

Permit Number: SUB25-000009

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Fire Marshall Plans Review	John DeSimone	06/12/2025	No concerns at this time
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	In a letter dated May 19, 2025, the Saratoga County Planning Board requested additional information regarding the proposed subdivision. The Board specifically noted that details related to grading, culvert installation, and driveway end sections must be included in the plans for their review. Additionally, due to the high number of proposed curb cuts along the County right-of-way (ROW), the applicant must obtain approval from the Saratoga County Department of Public Works before the Planning Board can grant its approval.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	On June 3, 2025, Clifton Park Planning Staff forwarded the applicant's current submission to the Saratoga County Planning Board for further review. The Clifton Park Planning Board cannot schedule a public hearing for the proposed subdivision until it receives a formal recommendation from the Saratoga County Planning Board recommending to either approve, deny, or approve the application with modifications.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	Correct the site statistics table on page one of the plans to reflect a 10' side yard minimum and 25' rear yard minimum. The current plan set has the minimums reversed.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	As part of the subdivision development process, please consult with the local United States Postal Service (USPS) Postmaster to determine the appropriate location and placement of mailboxes for the proposed dwellings. Proper coordination ensures compliance with

							USPS regulations and helps avoid delays in mail delivery services for future residents. The Postmaster will provide guidance on centralized mailbox units (CBUs), individual mailboxes, or other delivery methods based on the layout and density of the development.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	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.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	Add a note stating: Underground utility connections to a dwelling unit are not allowed to be constructed underneath a private driveway. Such utilities include but are not limited to water laterals, sewer laterals, gas, electric and storm/foundation drains. A Certificate of Occupancy will not be issued without all utilities complying with this requirement.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	Storage of Construction Materials Throughout Construction of the Approved Plan. The Developer agrees that storage of construction materials, equipment and vehicles shall occur only on the site." It is important to note that Main Street shall not be utilized for construction equipment storage or vehicle parking by contractors.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	The final subdivision map should display assigned 911 addresses for each lot.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	Obtain a final sign from the Clifton Park Water Authority.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	A signoff from the Saratoga Co. Sewer District is required for the proposed tie-in.

25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	Add a note to the plan stating: These newly created residential parcels shall be included within the Long Kill #2 Park District.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	In accordance with Sec86-10 of the Town Code, "The applicant shall be required to plant two new trees per living unit on the street side of new construction sites." As such please add the required trees to the Subdivision Plan prior to final stamping.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/18/2025	Add a note to the plan that states, "Prior to any digging, drilling, or blasting associated with the project the property owner shall contact the Underground Facilities Protective Organization at 811, at 1-800-962-7962 or at www.digsafelynewyork.com at least two full working days prior to any work."
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	SEQR Review	John Scavo	06/18/2025	The Planning Board should hold off on a SEQR Determination until the County Planning Board has provided it's recommendation for consideration.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Open Space Plans Review	Jennifer Viggiani	06/20/2025	There is a strip of land/parcel conveyed to the Town of Clifton Park Tax Parcel #259.17-3-27 that could be used in the future for a sidewalk along this PDD frontage to connect new homes to the golf course entrance drive. This future sidewalk segment could help residents walk up to the clubhouse/banquet facility, and be part of a larger network in development along the existing sidewalks at Main Street & Longkill Road to the north.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	ECC Review	Scott Reese	06/20/2025	After close examination of the site plan, the ECC is concerned that the proposed site drainage pattern based on the topographic map provided will result in possible ponding within the Main Street Right-of-Way.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	ECC Review	Scott Reese	06/20/2025	The ECC notes that wetlands of unusual importance are regulated by the NYSDEC. These include wetlands in flood prone areas, wetlands with endangered species habitat and vernal pools. The ECC requests the applicant validate that these

							features are not present by contacting the NYSDEC.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	ECC Review	Scott Reese	06/20/2025	The ECC requests the applicant to plant two new native mature tree plantings per lot as per Town Code. It is recommended that these plantings be along the property line but outside the grass swales.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	ECC Review	Scott Reese	06/20/2025	The ECC recommends the applicant consider installing a multi-use trail along Main Street, to continue the existing sidewalk to the north.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	06/20/2025	Per Town Code Chapter A217-351 Establishment of district - "Lots 2, 4 and 5 shall continue to be zoned as Residential R-1," the residential subdivision is a permitted use. See attached document titled "Van Patten Golf Lot PDD Amendment Lot 5.pdf for location of lots.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	06/20/2025	Label all building setback lines.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Stormwater Review	Scott Reese	06/20/2025	The design engineer shall identify the inverts of the existing culvert under Main Street. It appears that the stormwater from Heritage Green Subdivision discharges from this area onto the applicants parcel.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Stormwater Review	Scott Reese	06/20/2025	The proposed housing development is decreasing the size of a natural depression on site. The design engineer shall determine if this reduction will impact adjacent parcels or create issues for the proposed parcels.
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family Subdivision Main Street	Subdivision - Preliminary	Postal Verification	John DeSimone	06/22/2025	Reference approved postal verification in documents
25-000390	SUB25-000009	#2025-015 VP Golf Club 5 Lot Single-family	Subdivision - Preliminary	Postal Verification	John DeSimone	06/22/2025	Postal verification will be updated with Saratoga County Emergency Services upon final planning approval

		Subdivision Main Street					
25- 000390	SUB25- 000009	#2025-015 VP Golf Club 5 Lot Single- family Subdivision Main Street	Subdivision - Preliminary	Postal Verification	John DeSimone	06/22/2025	Postal verification will be updated with Saratoga County Emergency Services upon final planning approval

Review Comments by Permit#

Permit Number: SPR25-000025

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Postal Verification	John DeSimone	06/09/2025	Existing postal verification will remain for this project. 1759 US Route 9.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	06/20/2025	In a letter dated December 20, 2024, the Saratoga County Planning Board noted a recommendation of "No Inter-Community or County-Wide Impacts." The County Planning Board also offered the following comments for consideration: Any proposed improvements or modifications within the US and NYS Rt. 9 ROW will require NYSDOT approval. The proposed site plan indicates a boulevard entrance to adjoining vacant land. The cumulative impacts of development on adjoining parcels serviced by the proposed roadway should be evaluated.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	06/20/2025	Based on a review of the photometric plan, which indicates no impact on adjacent properties due to light spillover, I recommend that the approved design integrates fully shielded fixtures. These fixtures provide a simple yet effective solution better ensuring that the light source is either flush with or recessed from the bottom of the fixture, while the top and sides of the fixture remain opaque. Such shielding would ensure compliance with lighting guidelines and mitigate any unintended effects on neighboring parcels. This ensures that the fixture lights up the ground only, no stray light escapes upward or outward, and passersby are not blinded by the glare from an exposed bulb.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	06/20/2025	I recommend that the applicant consider incorporating electric vehicle (EV) charging infrastructure into the site plan for the proposed automotive car center. As EV adoption continues to grow and Hyundai is a leader in providing EV

							vehicle options, providing charging accommodations not only supports environmental sustainability but also enhances the long-term viability and appeal of the facility. Including EV charging stations, whether for customer use, employee use, or future service offerings, would align with evolving transportation trends.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	06/20/2025	I want to commend the applicant for the thoughtful landscaping plan, particularly the inclusion of 249 blue spruce trees and 75 flowering dogwood trees. The quantity and aesthetic value are certainly appreciated. However, I would recommend considering a greater diversity within the evergreen and flowering deciduous tree selections. Relying heavily on single species can increase vulnerability to disease or invasive pests, which could significantly impact the landscape over time. Introducing a mix of species within the same quantity would enhance ecological resilience and long-term sustainability of the site's landscaping
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	06/20/2025	While the Planning Board appreciates the inclusion of proposed signage on the building elevations, it's important to note that the Board does not have the authority to approve signage as part of the site plan review process. The visual representation is helpful in understanding the overall look and feel of the building improvements; however, the applicant is encouraged to submit a separate signage permit application directly to the Building Department. This will allow the Zoning Officer to review the signage package for compliance with the applicable sections of the Town Code.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	SEQR Review	John Scavo	06/20/2025	I am restating my November 2024 comment, that: The applicant should contact the NYS Office of Parks, Recreation and Historic Preservation to determine if the site warrants further archeological investigation based on the SEQR Part 1 Response to Question 12-b. The State's Cultural Resources Information System (CRIS) appears to have a survey record number 13SR62467

							associated with the project site containing Phase I Cultural Resources Survey, Site Assessment, and Field Documentation on file. I did not see any additional documentation with the submittal to address this prior comment.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	06/20/2025	All other items have been addressed and resolved
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	06/20/2025	After further review, please add additional hydrant in northern end of vehicle storage area. Due to large number of inventory vehicles and potential EV vehicles
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	06/20/2025	A knox box will be required for this project. Form will be provided during building permit application
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Open Space Plans Review	Jennifer Viggiani	06/20/2025	The Town has a network of sidewalks growing along the west and also the east side of Route 9. This proposed commercial site plan should consider designing and installing public sidewalks along its Route 9 frontage.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	06/23/2025	The lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design as requested by the Planning Department.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	06/23/2025	The ECC recommends that the signage complies with Town Code Chapter 171.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	06/23/2025	ECC notes that Biette Road is a narrow road that outlets onto a busy state highway. The proposed entrance to this project will potentially significantly increase traffic. Therefore, we recommend a traffic study be performed.

24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	06/23/2025	The ECC notes that the main entrance to this project will potentially be a shared entrance for Lots 1 and 2. Given the potential for individual ownership of these properties the applicant shall submit a proposed management plan.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	06/23/2025	The ECC notes that car dealerships must adhere with NYS regulations regarding EV battery storage and handling. It is recommended that the Fire Chief review this plan and the potential requirement for specialized fire protection in the event of a lithium battery fire.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	06/23/2025	The ECC requests the existing trees along NY Rt 9, including the Crimson Red Maples near the existing entrance be protected and preserved during construction of this project.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	06/23/2025	This project is within the Highway Business / Restricted Retail Zoning District (B-4A). The project appears to be in conformance with Town Code Chapters 208-50.2 B. Permitted Uses include automotive sales establishments and car washes.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	06/23/2025	Show on the plans or add in the Zoning and Land Use Table the setback requirements for the parking areas.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	06/23/2025	The stormwater drainage to the east of the proposed dealership is off the property of Lot 2. Drainage easement shall be established on Lot 1 for the drainage swales necessary for Lot 2.
24-001765	SPR25-000025	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	06/23/2025	Please describe or refer to the stormwater report on how the emergency overflow is addressed for Discharge Points #2 and #3.

Review Comments by Permit#

Permit Number: SPR25-000023

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	ECC Review	Scott Reese		The ECC notes that wetlands of unusual importance are regulated by the NYSDEC. These include wetlands in flood prone areas, wetlands with endangered species habitat and vernal pools. The ECC requests the applicant validate that these features are not present by contacting the NYSDEC.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	ECC Review	Scott Reese		The ECC notes that the applicant has still not rectified the existing vegetative buffer along NY Rt 146 and therefore requests that this omission be rectified before any further additions be made to this property.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	ECC Review	Scott Reese		The ECC requests the applicant provide a detailed planting plan to include the visual buffer along NY Rt 146 as well as the 35-foot buffer adjacent along the ACOE wetlands.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	ECC Review	Scott Reese		The ECC requests that the exterior design of the new storage buildings be consistent with the exterior of the existing buildings (i.e. an agricultural / farm design).
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Postal Verification	John DeSimone		Site will have Rt 146 address with buildings having individual suite numbers. Postal verification is still under review
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	The lighting design should incorporate fully shielded fixtures. These fixtures offer a straightforward yet effective solution by ensuring that the light source is either flush with or recessed within the bottom of the fixture, while the top and sides remain opaque. This design helps meet lighting guidelines and minimizes unintended impacts on adjacent properties. By directing light solely downward, these fixtures

							prevent upward or outward light spill and reduce glare, ensuring that passersby are not exposed to harsh, exposed bulbs. Planning Staff has received complaints from neighboring property owners near Phase One along Miller Road, citing concerns about light trespass and its effect on their properties and views.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	With respect to Phase One, which has been previously approved and is currently under construction, please provide an update on the status and existing conditions of the Route 146 landscaping and berm area. If this work is not yet complete, include a projected timeline for its completion. Additionally, please identify and clearly illustrate on the plans any new landscaping or improvements proposed along the Route 146 corridor as part of Phase Two, beyond what was previously approved.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	The proposed project is subject to Section 239 of General Municipal Law and a future preliminary plan submittal will be referred to the Saratoga Co. Planning Board for a recommendation.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	While the parcel is within 500 feet of properties within a County Consolidated Agricultural I District, I believe the applicant is correct that the parcels within the district do not have farming operations present that would require each to be listed on the Agricultural Data Statement and Control Form.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	The applicant should note if a perimeter fence is proposed around the flex warehouse buildings site.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	The applicant should coordinate directly with the New York State Department of Transportation (NYS DOT) regarding the proposed curb cut and any work within the State Route 146 right-of-way. All related correspondence should be copied to the Town Planning Board to ensure inclusion in the official project file for this site plan application.
25-000776	SPR25-000023	#2025-027 Miller	Site Plan Review - Concept	Planning Director	John Scavo	06/20/2025	Construction entrance signage, as well as a vehicle trip generation and level of service (LOS) impact analysis, may be required by the New

		Road Flex Space Phase 2		Plans Review			York State Department of Transportation. The applicant should consult with NYS DOT to determine specific requirements and ensure all necessary documentation is submitted as part of the review process.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Traffic Review	Melinda Acker	06/20/2025	A traffic impact analysis, including trip generation and Level of Service (LOS) assessment, should be required to evaluate potential impacts on Route 146 and Miller Road.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	SEQR Review	John Scavo	06/20/2025	A traffic impact analysis, including trip generation and Level of Service (LOS) assessment, should be required to evaluate potential impacts on Route 146 and Miller Road.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	SEQR Review	John Scavo	06/20/2025	The Planning Board should make a motion to declare its intent to seek lead agency status in connection with a coordinated review of the project under SEQRA and acknowledge that Town Planning Staff will forward notices to all involved/interested agencies requesting their consent to the designation of the Planning Board as the lead agency for the environmental review of this project.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	SEQR Review	John Scavo	06/20/2025	Review of the Stormwater Pollution Prevention Plan (SWPPP) will be necessary to ensure compliance with NYSDEC Stormwater standards.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	SEQR Review	John Scavo	06/20/2025	As the project progresses to more detailed design stages, it is important to confirm that construction activities, including grading, clearing, and site improvements, will not impact or encroach upon regulated wetlands, waterbodies, or their surrounding upland buffer areas.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Open Space Plans Review	Jennifer Viggiani	06/20/2025	This project proposal for phase 2 is on formerly working farmland. Are there prime farmland soils on this portion of the parcel proposed for the additional buildings? The Town has a farmland protection plan project that has undertaken in 2024 and is continuing to work on 2025.

25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Open Space Plans Review	Jennifer Viggiani	06/20/2025	This parcel contributes to the scenic rural character view along NY 146 Corridor, as one moves westerly along NY 146. Thus the new buildings will be visually impacting the rural, scenic landscape. Could there be considerations in the layout of the buildings to mitigate the potentially significant visual impacts? Please see the Western Clifton Park Land Conservation Plan and GEIS - Parcel Resource Analysis attached.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	06/23/2025	The proposed application is within the Corporate Commerce Zoning District (B-5). Per Town Code Chapter 208-53 A. (9) Light manufacturing, processing, assembly and fabrication facilities, equipment maintenance, warehousing and storage facilities are permitted. I have been working with the property owner, and the Town of Clifton Park Building & Development Department reviewing the Change of Tenant Permits to verify each tenants use, site plan requirements and parking requirements.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	06/23/2025	Per Town Code Chapter 208-55 B. The Planning Board shall take into consideration the location of the structures and parking areas and their proximity to adjacent buildings and/or lots. 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. This property has a high exposure along NYS Route 146 where landscaping can assist in screening and aesthetic improvements.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Stormwater Review	Scott Reese	06/23/2025	When plans progress, a FULL SWPPP will be required for review. Test hole information showing seasonal high water elevations and required separation of the stormwater treatment facilities shall be documented and included in the Stormwater Management Design Report.
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Stormwater Review	Scott Reese	06/23/2025	Documentation that this project review meets the NYSDEC revised regulations on January 1, 2025 per the changes to 6 NYCRR Part 664, Freshwater Wetlands Mapping and Classification to Freshwater Wetlands Jurisdiction and Classification to implement amendments to the Freshwater Wetlands Act went into effect.
25-000776	SPR25-000023	#2025-027 Miller	Site Plan Review - Concept	Fire Marshall	John DeSimone	06/23/2025	Provide fire truck turning radius rendition

		Road Flex Space Phase 2		Plans Review			
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	06/23/2025	If vehicles will be stored on site, a designated area may be required to assure fire and emergency vehicle access
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	06/23/2025	Master Knox box will be required at entrance with master key for all buildings
25-000776	SPR25-000023	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	06/23/2025	please provide regular threaded caps on all hydrants NOT Storz connections.

Review Comments by Permit#

Permit Number: SOL25-000001

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Planning Director Plans Review	John Scavo	06/20/2025	As the site plan progresses beyond the conceptual stage, the applicant should coordinate with the appropriate utility providers to determine the location and method of interconnection to the electrical grid. Particular attention should be given to the number, placement, and spacing of proposed utility poles, as well as any overhead or underground transmission lines. These details should be clearly shown on future plan submissions to ensure compatibility with site layout, minimize visual impacts, and address any potential concerns related to adjacent properties or public rights-of-way.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Planning Director Plans Review	John Scavo	06/20/2025	Planning and Zoning Staff acknowledge and appreciate the applicant's ongoing and collaborative communication over the past several months. The current submittal reflects the results of those discussions and demonstrates thoughtful responsiveness to prior feedback. The applicant has appropriately identified areas where additional detail will be provided as the design advances, including a forthcoming visual analysis. This proactive and transparent approach is commendable and supports a more efficient and informed review process moving forward.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	SEQR Review	John Scavo	06/20/2025	The Planning Board should make a motion to declare its intent to seek lead agency status in connection with a coordinated review of the project under SEQRA and acknowledge that Town Planning Staff will forward notices to all involved/interested agencies requesting their consent to the designation of the Planning Board as the lead agency for the environmental review of this project.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	SEQR Review	John Scavo	06/20/2025	This project is likely a Type I Action under SEQR due to: 1. Disturbance of more than 10 acres; 2. Proximity to wetlands and potential archaeological sensitivity; and 3. Potential visual impacts on nearby residential areas. Therefore, coordinated review is required.
25-000829	SOL25-000001	#2025-028	Solar Permit -	SEQR Review	John Scavo	06/20/2025	Relative to wetlands impact considerations 13.04 acres of delineated wetlands on-site, with no

		MacElroy Rd Solar SUP & Site Plan (Stryker)	Concept				direct impact proposed. The applicant shows a minor encroachment for fence posts only, with no trenching or structures in wetlands. The SEQR review process will include coordination with USACE and NYSDEC.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	SEQR Review	John Scavo	06/20/2025	The Preliminary and Final design drawings should confirm no disturbance within regulated wetlands or buffers, and SWPPP review is required.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	SEQR Review	John Scavo	06/20/2025	Construction noise is expected to comply with Town Code Chapter 149
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	SEQR Review	John Scavo	06/20/2025	The applicant should consult with SHPO since the site is located within an archaeological buffer zone. A letter confirming no impact or recommendations for mitigation measures should be included to address the cultural and historic resources component of the SEQR review.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	SEQR Review	John Scavo	06/20/2025	The applicant and Planning Board should determine appropriate control points for conduction the visual impact analysis.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Open Space Plans Review	Jennifer Viggiani	06/20/2025	An objective of CR Zoning (Section 208-16) is that: Development should be sited and laid out using conservation-based design and low-impact design in support of creative solutions to minimize impacts to open space lands and agricultural lands. The applicant has provided an extensive, detailed submittal; but, appears to be missing the Conservation Based development design and layout required under (Section 208-16 (E)(4) and missing, the step by step analysis laid out under Section 208-16 (E) (13) that is intended to provide the resource analysis and required for all subdivisions and all site plans in the Conservation Residential Zoning District. This Section (E)(13) provides a detailed, step-by-step, methodical approach to ensuring that all resources are evaluated to come up with what

							lands on the parcel should be considered for conservation, which is an important analysis to work through by the Applicant and the Planning Board. For example without this careful analysis, how does the Planning Board conclude that the woodlands resource in the eastern side of the 104 acres more important than the "areas of prime farmland soils" where the open farm fields are? The applicant needs to identify through mapping and show the Planning Board where all the resources are for a full evaluation of the total site and its publicly valued resources to consider what are the resources to conserve on the site; as a step prior to showing the proposed development layout. This data is available through published resources available to the applicant and their consultant. For the step of Conservation analysis and prioritizing of conservation concepts: Once the site analysis has been accomplished and reviewed with the Planning Board, the applicant may develop concepts for prioritizing which of the existing resources should be conserved and for what proposed future conservation use. Only after this step has been taken may the concepts for development be factored into the site layout.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Open Space Plans Review	Jennifer Viggiani	06/20/2025	The project is proposed next to identified "Parcels with Agricultural Use" as shown on the Town's Draft March 2025 Parcels With Agricultural Use, from the work in progress on the Town of Clifton Park Agricultural and Farmland Protection Plan. This draft map shows parcels adjacent to the subject of this proposed site plan, to the north side (Lands of Unter (Tax Parcel #258.-2-42.1)), and the south side (Lands of Stryker (Tax Parcel#264.-3-3)). Diagonally, the northwest, across MacElroy Road, is a property that raises horses (Tax Parcel #258.15-3-42). While this document is a draft map, it offers information for the Planning Board's consideration in evaluating the need for agricultural buffers to be considered in the conservation of resources and layout of this site plan, per Town of Clifton Park Zoning Code Section 208-16 (B)(4).
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Open Space Plans Review	Jennifer Viggiani	06/20/2025	What is the base density for development of this parcel for this proposed use, based on what calculations? Is 50% permanent open space to be identified and labeled for this site plan?

25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Open Space Plans Review	Jennifer Viggiani	06/20/2025	This subject parcel is identified in the Western Clifton Park Land Conservation Plan and GEIS as an Agricultural and Open Space Resource. Please see attached figures and excerpts from the Western Clifton Park Land Conservation Plan & GEIS for the Town of Clifton Park, showing parcel analysis and also the Final Land Conservation Plan - Map.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Open Space Plans Review	Jennifer Viggiani	06/20/2025	This parcel is part of the MacElroy Road Farmland an area of priority conservation interest identified by the Acquisition Subcommittee of the Town's Open Space, Trails & Riverfront Committee.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Postal Verification	John DeSimone	06/22/2025	Proposed postal number for project will be 700 Mac Elroy Rd
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Postal Verification	John DeSimone	06/22/2025	Postal verification will be finalized with Saratoga County Emergency Services upon final planning approval
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Postal Verification	John DeSimone	06/22/2025	Fire marshal approved postal verification rendition will be provide with approved stamp after all comments are addressed
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	fire access rd need to be extend to the end of the last array aisle with additional turn around.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	fire access rd needs to be extend to the end of the last array aisle with additional turn around.

25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	A Knox box will be required for this project please show on plans
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	a Knox box form will be provided during building review for construction permit
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	Use assigned postal number for all documents and plans #700 Mac Elroy
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	Provide plan or schedule for landscape maintenance
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	ECC Review	Scott Reese	06/23/2025	The ECC requests the applicant provide information regarding grid connectivity and the expected future use of Battery Energy Storage Systems (BESS). If this project cannot function without BESS connectivity, the Planning Board should propose deferring this project until such time as the Town Board has determined project standards for BESS facilities.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	ECC Review	Scott Reese	06/23/2025	The ECC requests that the Planning Board require the applicant to conform to the NYS Department of Ag and Markets "Guidelines for Solar Energy Projects".
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	ECC Review	Scott Reese	06/23/2025	The ECC notes that wetlands of unusual importance are regulated by the NYSDEC. These include wetlands in flood prone areas, wetlands with endangered species habitat and vernal pools. The ECC requests the applicant validate that these features are not present by contacting the NYSDEC.

25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	ECC Review	Scott Reese	06/23/2025	The ECC notes that the plans fail to delineate a service road around the permitter for the panels and the current panels in the northwestern corner do not appear to provide adequate buffer to the wetlands in that section of the parcel.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	SUP Review	Scott Reese	06/23/2025	This Special Use is permitted per Town Code 208-16 D. (3)(a)[22] identifies Tier 2 and Tier 3 solar energy systems, subject to the requirements of Article XIV and Article XVI as a special use pursuant to chapter 208-79. Before granting approval to any special use, the Planning Board shall determine whether the proposed special use will, among other things, satisfy the the considerations listed under 208-79 E. (1) (a-k).
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Stormwater Review	Scott Reese	06/23/2025	I support the Stormwater Pollution Prevention Plan comments by MJ Engineering letter dated June 18, 2025 for this application.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Stormwater Review	Scott Reese	06/23/2025	Documentation that this project review meets the NYSDEC revised regulations on January 1, 2025 per the changes to 6 NYCRR Part 664, Freshwater Wetlands Mapping and Classification to Freshwater Wetlands Jurisdiction and Classification to implement amendments to the Freshwater Wetlands Act went into effect.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Stormwater Review	Scott Reese	06/23/2025	Applicant to provide or refer to location where Note #4 on sheet C-100 wetland information (performed by who and when) can be found.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Stormwater Review	Scott Reese	06/23/2025	The proposed orientation of all of the solar panels are perpendicular to the existing contours. The New York State Department of Environmental Conservation (NYSDEC) guidance concerning the siting of solar panels on slopes, especially those greater than 8%, suggests that panels may implement practices like using gravel diaphragms placed along the slope/contour to reestablish and maintain sheet flow, which addresses specific requirements related to stormwater management (WQv and RRV). The applicant should indicate if there are slopes greater than 8% and if any

							additional stormwater treatment will be proposed.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Stormwater Review	Scott Reese	06/23/2025	The Limits of Disturbance lines and Temporary silt and orange fencing should be offset so the plans are more legible. There is a concern that there is only one row of fencing at the wood line. Typically, silt fences are good for 100 feet of sheet flow provide manufactures recommendations for the proposed silt fence.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Stormwater Review	Scott Reese	06/23/2025	Provide test hole information showing seasonal high water elevations and required separation of the stormwater treatment facilities shall be documented and included in the Stormwater Management Design Report.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Zoning Plans Review	Scott Reese	06/23/2025	This application meets Town Code 208-80 C. (2) Space and bulk standards for Tier 3 solar energy systems.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Zoning Plans Review	Scott Reese	06/23/2025	The plans show two locations for the proposed equipment areas. The applicant should be aware that the Town of Clifton Park has established a 180-day moratorium on Battery Energy Storage Systems Facilities.
25-000829	SOL25-000001	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Concept	Zoning Plans Review	Scott Reese	06/23/2025	The applicant is required to address items listed in Town Code 208-80 C. (3) - (15).

Review Comments by Permit#

Permit Number: SPR25-000024

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	The applicant offers a total of 58 parking spaces, with 26 onsite and 32 offsite. Staff recommends that the Planning Board request Documentation of off-site parking agreements or shared parking arrangements.
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	Final architectural elevations should demonstrate compliance with form-based code design standards, including: - Primary entrance orientation - Transparency and fenestration - Roofline articulation and materials
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	The plan includes connections to existing and future sidewalks. Staff recommends ensuring: - ADA-compliant access - Integration with the broader Town Center pedestrian network
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	The project proposes municipal water and sewer connections and a combination of onsite and offsite stormwater management. Engineering review will be required to confirm: - Adequate utility capacity - Compliance with NYSDEC stormwater regulations
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	06/20/2025	Recommended Next Steps 1. Submit architectural elevations and renderings 2. Provide documentation for off-site/shared parking 3. Submit preliminary utility and stormwater plans 4. Confirm compliance with use restrictions and pedestrian access standards 5. Meet with the Town Center Advisory Committee (TAC) to perfect the application to comply with the development intent of the form-based code to the greatest extent practicable.
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	SEQR Review	John Scavo	06/20/2025	Construction of a 3-story mixed-use building with approximately 8,500 SF of commercial space on the ground floor and 14 residential units on the upper floors. The project includes a subdivision to create a new ± 0.5 -acre lot within an existing ± 20.8 -acre developed parcel. Approximately 50 parking spaces are proposed. The redevelopment will reduce overall impervious surface area.

25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	SEQR Review	John Scavo	06/20/2025	No threatened or endangered species or habitats are identified on-site.
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	SEQR Review	John Scavo	06/20/2025	SEAF Part I, Question 12.b., is marked "Yes", indicating that the project site may be located in or adjacent to an area listed in the New York State Historic Preservation Office (SHPO) archaeological site inventory. Therefore, correspondence from SHPO must be obtained by the applicant to determine whether the proposed action will have any impact on cultural or archaeological resources. The applicant should submit a request to SHPO and provide the Planning Board with a Letter of No Effect or other determination as part of the environmental review process.
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	SEQR Review	John Scavo	06/20/2025	Based on the SEAF Part 1, the proposed action appears to be an Unlisted Action under SEQR. The project is located on a previously developed site, proposes a modest scale of redevelopment, and includes infrastructure connections and stormwater management consistent with Town standards. There are no immediately apparent significant adverse environmental impacts. However, due to the presence of nearby wetlands and archaeological sensitivity, the Planning Board should request SHPO correspondence to confirm no adverse impacts to cultural resources
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Open Space Plans Review	Jennifer Viggiani	06/20/2025	As this proposed new mixed-use building with residential is proposed on a large parcel all owned by Clifton Country Road which has frontage extending along Southside Drive towards the west towards the Druthers adjacent parcel with sidewalks on the same side of Southside Drive, it is recommended to extend the proposed segment of sidewalks -- and continue westerly to link up with the Druthers sidewalks to the west. This will enable new, future residents and workers in the building to connect to other destinations along Southside Drive including the Town of Clifton Park's Town Center Park to the west of Druthers at Southside Drive's intersection with Maxwell Drive.
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Open Space Plans Review	Jennifer Viggiani	06/20/2025	Southside Drive is identified as a "park street" in the Future Streets Map, further underlying the opportunity for this large

							parcel property owner to make the greater connection west to the Town Center Park for the benefit and value of its future tenants and residents.
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Postal Verification	John DeSimone	06/22/2025	Need to know building orientation in reference to frontage to assure proper street is referenced
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	Need hydrant location or utility plan
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	Need fire truck turning radius rendition
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	provide square footage and construction type being proposed
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	multiple knox boxes may be required, this will be addressed during building plan review
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	06/22/2025	Provide proposed height of building from grade
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	ECC Review	Scott Reese	06/23/2025	The ECC notes that the proposed project incurs into a proposed open space area as shown on the Town Center Zoning Map. The ECC requests that the project concept be adjusted to preserve this open space area.
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	ECC Review	Scott Reese	06/23/2025	The ECC requests the applicant to preserve all existing mature trees in this area. This is consistent with our Tree City USA Designation.
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Stormwater Review	Scott Reese	06/23/2025	Future submittals will be commented on when the applicant addresses on how the stormwater will be handled.
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	06/23/2025	This parcel is located in the Town Center Neighborhood Zone (TC5). Per Town Code Chapter 208-22 4. A. mixed-use multifamily with retail is a permitted use on this parcel.
25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	06/23/2025	Per Town Code Chapter 208-22 2. B. Regulating Plan shows a public / open space along Southside Drive. The applicant will need to discuss on how this proposed application relates to this area and how it will be preserved.

25-000834	SPR25-000024	#2025-029 Village Plaza Apartments	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	06/23/2025	The applicant has provided a comparable list of the applicable Form dimensions and proposed Form dimensions. The height of the proposed mixed-use structure has not been determined. The Planning Board has the authority to modify dimensional standards Per Town Code Chapter 208-21 (3.) Per Town Code Chapter 208-21 3. C. The Planning Board is authorized to modify the dimensional standards with a super-majority vote provided it does not increase the number of stories of a building.
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