

8/12/25

Town of Clifton Park Planning Board
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PLANNING BOARD

DENISE BAGRAMIAN
Chairwoman

VIDA SHEEHAN
Attorney

PAULA COOPER
Secretary



MEMBERS
Emad Andarawis
Eric Ophardt
Heather Fariello
Mario Fantini
Keith Martin
Lisa Westrick
Matthew Luke (alt.)

Planning Board Minutes
August 12, 2025

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

Planning Board: D. Bagramian, Chairwoman, E. Ophardt, M. Fantini, L. Westrick

Those absent were: E. Andarawis, H. Fariello, K. Martin, 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. Westrick, approval of the minutes of the June 24, 2025 Planning Board meeting as written. The motion was unanimously carried.

8/12/25

Mr. Ophardt moved, seconded by Ms. Westrick, approval of the minutes of the July 8, 2025 Planning Board meeting as written. The motion was unanimously carried.

Public Hearing:

None

Old Business:

#2022-043 287 Ushers Rd Business Park Site Plan

SBL: 259.-2-37.1 Applicant is proposing to construct 42,000 sf of commercial buildings on 7.63 acres, 287 Ushers Rd Zoned: L2 - Light Industrial 2, Status: Revised Preliminary, Applicant: Murnane Builders, Consultant: EDP – G. Vuillaume Last Seen On: 04/08/2025

Consultant/Applicant Presentation:

Gavin Vuillaume stated he is here tonight with Michael Murnane and stated that they were last here in July and they have since responded to all agencies and prior comments offered for the project. He stated that the County Planning Board has given a referral and they are still waiting on SHPO. Mr. Vuillaume stated there are no changes to the site plan and all comments have been addressed including MJE comments.

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 written remarks for the agenda items are included and attached to these minutes.

Public Comments:

No public comment.

Planning Board Review:

Mr. Fantini stated the Town's Environmental Conservation Commission (ECC) had traffic concerns and there is no account for current conditions. Mr. Vuillaume stated that changes were made and the applicant needs a DOT permit which the state will review with their traffic engineers and make a determination based on information gathered by the applicant's traffic engineers.

Mr. Ophardt asked what the updates for the traffic study showed. Mr. Vuillaume stated they are not over the threshold of 100 trips during peak hour and are at 43 and 37 at peak times.

8/12/25

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

Mr. Ophardt moved, second by Ms. Westrick, to waive the final hearing for this application for the site plan review of 287 Ushers Rd Business Park 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.

Ayes: 4

Noes: 0

The motion is carried.

Old Business:

#2025-006 670/674 Plank Road Two Family Dwelling SUP

SBL: 271.8-5-26, 271.8-5-25 Applicant proposes to construct a duplex on each lot, 670/674 Plank Rd, Zoned: R1 – Residential Status: Revised Preliminary Applicant: Trinity Place & Ten Broeck, Consultant: GVG Land Surveyor, PLLC – K. Weed Last Seen On: 06/10/2025 Public Hearing closed & SEQR completed

Consultant/Applicant Presentation:

Pat Jarose stated he was present on behalf of the applicant seeking application approval. He stated the applicant has addressed Board concerns; decreased the size of structures proposed within the application, and added a side load garage to one unit for each of the structures. He stated that lot 2 is now further from the wetlands and there is an updated erosion and sediment plan. Mr. Jarose stated standard plantings have been amended to add tree plantings, as well as other comments from the Board regarding plantings.

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 written remarks, including those highlighted and read into the record for the agenda items are included and attached to these minutes.

Public Comments:

No public comment.

Planning Board Review:

8/12/25

Ms. Bagramian asked if elevations were submitted. Mr. Scavo stated that they are in Citizenserve and he pulled up the visuals for all in attendance to see. Ms. Bagramian stated she appreciates the applicant looking into the addition of a side load garage to each structure and that it was added to the plan. Ms. Bagramian asked to see the plantings. Mr. Jarose pulled them up on the screen for all in attendance to see and indicated where the additional plantings would be going and stated that trees were planted as well.

Mr. Fantini stated that he still has concerns about the duplex; Mr. Jarose stated it is allowed under Code and that the lots are 40,000 sf and over an acre.

Ms. Bagramian stated that this is a transition zone so this seems like a good spot to go from business to residential traveling down Plank Road. Mr. Ophardt agreed.

Mr. Fantini stated he disagrees with this as there is a single family home adjacent to this property and expressed his opinion that duplexes reduce adjacent property values. Mr. Jarose stated that there are multi-family apartments just south of this property on Maxwell Drive.

Ms. Westrick stated her biggest concern is the homes being 22' apart. Mr. Jarose stated the requirements are being met and some other developments are having homes closer together than here. Ms. Westrick stated that she does like the new submission better than the previous meeting.

Mr. Scavo stated that there are 4 Board members here tonight and that all 4 members need to vote in favor of the application for it to pass.

Mr. Jarose stated he would agree to and request an extension of the 62 days to vote on the application and hold off on voting tonight since there are only 4 members in attendance.

Old Business:

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

SBL: 250.-2-42 Applicant proposes building a new 60X175 office and warehouse storage space, 117 Wood Rd Zoned: L2 - Light Industrial 2, Status: Revised Preliminary Applicant: Remodel Now Consultant: Empire Engineering, PLLC – C. Longo Last Seen On: 04/22/2025

Consultant/Applicant Presentation:

Christopher Longo stated he was present with Carl Godfrey, the property owner. Mr. Longo stated that Mr. Godfrey would like to move his business to Clifton Park, on the north side of Wood Road. He stated that they were last before the board in April and has been working to address all feedback previously provided. Mr. Longo stated that there is one access being proposed and 2 acres of disturbance. He stated that a full SWPPP was completed and submitted for review, and parking has been moved to the rear of the building, with architectural plans also

8/12/25

provided for review. Mr. Longo stated that this building will be for the applicant as well as flex space. He stated there would be some parking spaces in front but main parking as well as employee parking would be to the rear. He stated overhead doors would be on the rear of the building and the proposed septic system location has been moved to the rear as well.

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 written remarks including those read into the record for the agenda items are included and attached to these minutes.

Public Comments:

No public comment.

Planning Board Review:

Ms. Bagramian asked if there would be 10,500 sf of flex space available. Mr. Longo stated there would be with an office on the second floor, within a mezzanine area and warehouse on the ground. He stated that this space would be rented out to the same tenant not one or the other.

Mr. Ophardt stated he does not see sprinklers or a hydrant on the plan. Mr. Scavo stated this falls below the Fire Code threshold for the requirement to add such according to the Town's Fire Marshall.

Ms. Bagramian asked where the docks would be. Mr. Longo stated they would be the last 2 doors and they could be raised 24 inches but not to box truck height and this is how it is shown on the plans currently.

Mr. Ophardt asked if the renderings could be shown. Mr. Longo pulled up the renderings on the screen for all in attendance to view and stated that it is included in the packet. Mr. Ophardt stated that the building is visible from the road and asked what the exterior design would be. Mr. Longo stated it would have a cupola on a pitched roof with a windowed mezzanine. Mr. Ophardt asked if it would be similar the DCG building. Mr. Godfrey stated yes, he wanted it similar to the buildings around this. Mr. Ophardt thanked the applicant for this and for coming back with a re-design that was representative of the comments previously offered by the Board.

Mr. Scavo stated that the thresholds are under the prior SEQRA for the original subdivision.

Mr. Ophardt moved, second by Ms. Westrick, to waive the final hearing for this application for the site plan review of 117 Wood Road Office and Warehouse Storage 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.

Ayes: 4

Noes: 0

The motion is carried.

Old Business:

#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)

SBL: 272.-1-27.11 Applicant proposes subdivision and redevelopment of site with a new quick serve restaurant with drive thru and a new coffee kiosk with drive thru, 811 Rt 146 , Zoned: TC6 - Boulevard Zone Status: Revised Concept Applicant: Hospitality Syracuse Inc Consultant: Bohler Engineering – S. Burden Last Seen On: 06/10/2025 (TAC meeting held on 07/9/25)

Consultant/Applicant Presentation:

Sam Burden stated he is here tonight for a 1.5 acre parcel with a 2,800 sf Taco Bell in the T-6 district. He stated that a restaurant with a drive thru is allowed at the location by through obtaining a special use permit (SUP) from the Planning Board. Mr. Burden went over access to the site and stated the applicant would like to subdivide the parcel with Lot A having a new 2,650 sf Taco Bell building and Lot B having a 7Brew, which is a newer coffee vendor franchise. He stated that both establishments would have required parking, landscaping and buildings to specs. Mr. Burden stated he has met with the Town Center Advisory Committee (TAC) to see how unique the site is with 3 frontages and Old Route 146 being the logical preferred entrance. He stated Clifton Country Road is also a front but is a boulevard like roadway and they would like a large green area for the entrance and have a boulevard entrance as well. Mr. Burden stated the applicant is proposing looking at a sidewalk and pedestrian access around the property with an added stone pier fence similar the Chick-fil-a. Mr. Burden stated that they have added more green space along Clifton Country Road and more trees to the roadfront. He stated that the frontage is about 24' and they have removed the banked parking area and increased the green space by 2%. He stated they have also removed some parking along the 7Brew site and are looking for more feedback from the Planning Board on the revised layout and a SEQRA determination tonight.

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 written remarks, including those read into the record for the agenda items are included and attached to these minutes.

Public Comments:

No public comment.

Planning Board Review:

Ms. Bagramian states she likes the added bypass lanes to the site plan.

8/12/25

Mr. Fantini asked if some of the Taco Bell parking spaces would cross over the drive thru. Mr. Burden stated this is typical for a quick service. Mr. Fantini asked if all of the parking proposed was needed for the 7Brew. Mr. Burden stated it is, and the applicant is requested the needed 12 spaces to accommodate shift change for employees, which is standard for the brand. He stated that the applicant moved the parking area for 7Brew and removed some for Taco Bell.

Mr. Ophardt inquired whether the project's traffic study had been completed. Mr. Lippmann stated it was, and the traffic study findings showed the project site did not generate a significant threshold for peak hour trips - that would warrant a more detailed traffic analysis. Mr. Ophardt thanked the applicant for working with the Town Center TAC to create a boulevard treatment for Clifton County Road Extension. He stated it would be a major step in improving pedestrian access between Route 146 with Shopper's Work Plaza. Mr. Ophardt asked about the proposed Right-Turn-Only exit for the new site, and how it would be maintained? Mr. Burden stated they are going to maintain the current exit as it is now but propose to add some additional curbs. Mr. Ophardt stated these actions may not be sufficient to prevent motorists from make a prohibited left-turn towards Clifton County Road Extension. Mr. Ophardt expressed his concern about motorists following the proposed exit route of Old 146 to Plank Road to Park Avenue to the Clifton County Road Extension. Mr. Ophardt noted the Applicant's Landscaping Plan didn't show many trees along Clifton County Road Extension. He reminded the applicant that the TAC boulevard treatment requires trees to adjoin the sidewalk and roadway. Mr. Burden stated there is a potential for more mature trees to be along Route 146 and Clifton County Road Extension, but they would have to manage visibility. Mr. Scavo stated the Town of Clifton Park can look at trees being placed 40 feet on-center, which he believes is a prescribed standard by the Town Center Plan.

Ms. Bagramian agrees there should be more plantings and suggested bushes for color variation. She asked if there are renderings for the stone pillars. Mr. Burden stated they would be similar to Chick-fil-a but the brick would match the building.

Mr. Fantini asked if the traffic analysis would show an increase in vehicle trips with the current layout. Mr. Burden stated it would not provide an increase in traffic but the analysis would be updated to reflect the current layout. Mr. Burden noted the applicant desired to come back to the Planning Board first to get feedback on how the Board feels about the modifications and revisions resulting from the initial TAC and Planning Board meetings.

Ms. Bagramian stated she is concerned with the right turn only out of the property and asked if there could be room for a left turn without adding a lane or looking at a right and left lane as well. Tim, from Bohler Engineering stated that the right only is due to traffic history and queuing from Old Route 146 to the light at Clifton Country Road and State Route 146.

Mr. Ophardt stated he sees issues only during peak hours and the weekends for a left out and most people would take a right and go around if there was a long wait at the intersection.

8/12/25

Ms. Bagramian stated that a right and left lane out would be more beneficial. Mr. Burden stated they will reach out to the traffic engineer and have them look into this. Mr. Ophardt and Mr. Fantini agree.

Mr. Ophardt asked Mr. Burden why the applicant has their dumpster positioned at the site entrance. Mr. Burden stated that the reason the proposed dumpster is at the site entrance is a commercial dump truck would be unable to fit beneath the 7Brew's Drive-Thru canopy. Garbage pickup would be limited to early mornings, before the building opens to avoid any conflict with the sites circulation pattern. Mr. Ophardt stated that he likes the applicant new site layout better with the changes made than the previous design.

Ms. Bagramian asked if the dumpster could be placed closer to Route 146. Mr. Burden stated it may inhibit the garbage truck from accessing easily and the truck may not fit under the canopy for 7Brew. Ms. Bagramian asked for them to look onto the canopy height and the clearance for the truck. She stated that she appreciates the applicant decreasing parking and adding vegetation.

New Business:

#2025-037 Wood Dale Drive 8-Lot Duplex Subdivision (Boni)

SBL: 259.-2-71 Applicant proposes an 8-Lot Duplex Residential Subdivision, Wood Dale Dr Rear Zoned: B1 - Business Non Retail 1, Status: Concept Applicant: KLB Enterprises, LLC - Larry Boni , Consultant: ABD Engineers - John Hitchcock, Jr

Consultant/Applicant Presentation:

John Hitchcock stated he is here tonight for a 28.53 acre parcel in the B-1 zone bound to the north by the Northway and to the west by Wooddale Drive. He stated this is for 16 dwelling units with water and sewer connections and a Town road. He stated there are 2% to 6% slopes on the property and they are meeting Town Standards for infiltration and stormwater management. He stated he is here for concept review.

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 written comments including remarks read into the record for the agenda items are included and attached to these minutes.

Public Comments:

No public comment.

Planning Board Review:

8/12/25

Ms. Bagramian stated that this application has already been reviewed and denied by the Planning Board. Ms. Bagramian read from a memo by the Town Board Planning Board. Mr. Hitchcock stated this is a change as the paper street has now moved to be all on the applicant's property. Ms. Dana Salazar, attorney stated she is also present and representing the applicant.

Mr. Ophardt ask since this proposed project will be constructed as a private road on private property and has met all of the Town of Clifton Park's building codes for new construction, why shouldn't the applicant be permitted access to Wooddale Drive? Mr. Ophardt stated there are other private roadways across the Town with access to public roads; such as 100 acre woods in Vischer Ferry. Mr. Scavo stated 100 acres woods subdivision is under a different zoning designation and followed the design standards and zoning for a Conservation Density Subdivision (see Town Code Section 179-38). That subdivision tool and design layout for conservation and the land here is neither eligible nor proposed for such design. Mr. Ophardt stated that Tallow Wood Court off of Tallow Wood Drive is similar. Mr. Scavo stated that Tallow Wood Court precedes him and may be a part of a Planned Development District (PDD). Mr. Hitchcock stated they can move forward with the application until the Town comes in to take or deny the roadway and this has been done previously. Mr. Ophardt stated that the applicant appears to have met all of the Town of Clifton Park's highway design standards, and that their private drive should be given access to Wooddale Drive. Mr. Scavo stated the Board should refer to Mr. Reese's comments and they are showing this proposal as a Town road.

Ms. Bagramian asked if the applicant was seen by the Town Board for an offer of cession. Mr. Hitchcock stated that no other applicant has had to do this, and the original denial was for the frontage which the applicant has resolved that issue.

Ms. Westrick asked why the Town Board did not approve the offer of cession. Mr. Scavo stated he does not want to speak for the Town Board. Ms. Westrick suggested to the applicant going back to the Town Board if it is a different application first, and then if they agree to the new offer of cession, the applicant can come back to the Planning Board.

Ms. Bagramian asked if the applicant would like to postpone and see what the Town Board said. Mr. Hitchcock stated this is different as the subdivision application that was denied was for an 18 lot cluster and now they are seeking 8 duplex buildings and 16 living spaces.

Ms. Bagramian asked if this could be postponed and allow for the attorneys to discuss the application. Ms. Salazar stated she is willing to table the hearing tonight until the next meeting.

Discussion Items:

8/12/25

Mr. Scavo stated that the Capital District Regional Planning Commission will be hosting its annual Planning & Zoning Workshop this fall at HVCC. He noted he will send out registration information for Planning Board Members who may be interested in attending.

Ms. Bagramian stated that at the end of meetings the Board will be having a Public Privilege hearing for any member of the public to come forward and voice concerns or opinions for any current application being heard by the Planning Board. The Board discussed the pros and cons of this and concluded that there will be a 3 minute time limit and this would start at the next Planning Board meeting. Mr. Fantini, along with other members, voiced concerns that the proposed changes are insufficient, Mr. Fantini advocating for Public Privilege opportunities both before and after Planning Board meetings. Ms. Westrick stated she has concerns for applications that have been approved at the meeting prior to the Public Privilege session.

Ms. Westrick moved, seconded by Ms. Bagramian, adjournment of the meeting at 8:58 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on September 9, 2025.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary