

10/14/25

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

PLANNING BOARD

DENISE BAGRAMIAN
Chairwoman

VIDA SHEEHAN
Attorney

PAULA COOPER
Secretary



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

Planning Board Minutes
October 14, 2025

Those present at the October 14, 2025 Planning Board meeting were:

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

Those absent were:

Those also present were: J. Scavo, Director of Planning
W. Lippmann, M J Engineering and Land Surveying, P.C.
V. Sheehan, Counsel
P. Cooper, Secretary

Ms. Bagramian, Chairwoman called the meeting to order at 7:00 p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Minutes Approval:

Ms. Fariello moved, seconded by Mr. Ophardt, approval of the minutes of the September 9, 2025 Planning Board meeting as written. The motion was unanimously carried. The board tabled consideration of the September 23rd Meeting until such time each member has had the opportunity to review and offer the draft. The motion was unanimously carried.

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Public Hearing:

None

Old Business:

None

New Business:

#2025-040 2090 Route 9 Outdoor Storage Site Plan

SBL: 250.-2-44 Applicant proposes 2.5 acres for outdoor storage with gravel surface, 2090 US Rt 9 Zoned: L2 - Light Industrial 2, Status: Concept Applicant: XAR Corporation, Consultant: GVG Land Surveyor, PLLC – K. Weed

Consultant/Applicant Presentation:

Pat Jarose stated he is here tonight for a site plan for XAR on a 7.5 acre lot for outdoor storage and mark used for marketing purposes. He stated that they would only be disturbing 2.5 acres. He stated that future tenants would need their own site plan and come before the Board.

Staff and Professional Comments:

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

Public Comments:

No public comment.

Planning Board Review:

Ms. Bagramian asked if they are just clearing the land and putting down crusher run and then someone can lease the land and build. Mr. Jarose stated he believes they are only doing outdoor storage as advertised and not a self-storage; the use would be subject to Town Code and what the tenant is looking to build. Ms. Bagramian asked the applicant to find out if they are planning storage or just opening the site for future leasing tenants to get a feel for the land area available for improvements.

Mr. Martin stated the Board need to know why the applicant wants to clear the land and give purpose. He stated the applicant could use a topography plan and a site engineer to see what may be available on the land. Ms. Westrick agreed with this comment.

Mr. Andarawis stated that clearing land and creating a stormwater management system for an empty lot does not seem effective, because there is no development or impervious surface currently contributing to runoff on the site. He explained that an impervious surface is one

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through which water cannot easily pass, such as pavement or gravel. Mr. Andarawis further noted that if the applicant is using gravel, it is considered an impervious surface. Mr. Lippmann agreed, adding that the Department of Environmental Conservation (DEC) regards gravel as impervious, and therefore a full Stormwater Pollution Prevention Plan (SWPPP) may be required.

Ms. Bagramian stated that the plan requires a detailed wetland delineation report—which identifies and maps the boundaries of any wetlands on the property—as well as a clear, comprehensive proposal outlining the project’s final objectives and intended outcomes for the site. . She stated he understands they want to clear the land for marketing but boundaries and density need to be figured out. Mr. Jarose stated this is not intended to be built on but for outdoor storage such as RVs, boats or large equipment. Ms. Bagramian stated if this is true than she has concerns about oils and chemical going into the ground. Mr. Lippmann stated this may also change the stormwater management plan which likely regards such use as a DEC Hot-Spot for stormwater design purposes.

Mr. Ophardt asked where the proposed driveway would go on the map. Mr. Jarose indicated on the map where the location would be and stated it would be on Lot F.

New Business:

#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan

SBL: 270.-2-2 Applicant proposes construction of commercial storage warehousing, 1315 Rt 146
Zoned: B5 - Corporate Commerce, Status: Concept Applicant: MSW Properties, LLC
Consultant: ABD Engineers – J. Hitchcock, Jr

Consultant/Applicant Presentation:

John Hitchcock of ABD Engineers stated he is here tonight for MSW and Martin (the property owner)could not be here tonight. Mr. Hitchcock stated his client is seeking site plan approval for a lot shown on a previously approved subdivision and develop Lot 2 within the 21st Century Park Complex. Mr. Hitchcock stated the applicant is proposing approximately 85,000 sf of storage for RVs, boats and contractor warehouse storage. He stated this would be storage only and no water or sewer is being proposed, with a stormwater management area shown within the southwest part of the lot. He stated the applicant will need a full SWPPP as the project will be disturbing over 5 acres and the work would be starting with development closest to Route 146 and working to the rear of the parcel. Mr. Hitchcock stated that they have done previous traffic studies for the parcel with more intense uses and he knows they have homework to do with the wetlands but he would like to get the Board’s initial comments and feedback tonight.

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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 asked what Mega Storage refers to. Mr. Hitchcock explained that it is the company name of the business to which MSW will be leasing the facility. Ms. Bagramian then inquired about the turning radius shown in the site plan, noting that it appears tight. Mr. Hitchcock responded that the turning radius is 50 to 55 feet, which he described as typical for trucks in similar storage facilities and generally sufficient for standard vehicle maneuvering. He clarified that this dimension is based on industry standards for truck access, but a specific turning radius analysis for boats and RVs has not yet been included. Mr. Hitchcock stated that he will be responsible for providing this additional information in the next submission, as requested by Ms. Bagramian, to ensure the plan accommodates all vehicle types and meets the necessary requirements.

Ms. Fariello asked if there would be bathrooms on site. Mr. Hitchcock stated there is no water or sewer hookups being proposed so there would not be any restrooms or offices.

Ms. Bagramian asked what types of doors would be on the building. Mr. Hitchcock stated they are proposing overhead doors. Ms. Bagramian stated she feels contractors could work out of the warehouse. Mr. Hitchcock stated that with no water or sewer they would not. He stated Mega Storage has other locations locally such as Lake George and Queensbury and they are working on another location in the area. Ms. Bagramian stated she would like no water or sewer available to be put into the leases of the buildings.

Mr. Ophardt asked what was originally proposed here before since the density is calculated higher than what this application is for. Mr. Hitchcock stated he is unsure as this was not done by his company but he did request documents from Mr. Scavo so he can review and compare them. Mr. Ophardt stated they need to keep an eye on traffic volumes in this area.

Ms. Fariello asked for a lighting plan for the next submission. Mr. Hitchcock stated they can get a photometric plan and they are mainly doing door lighting and overhead lights.

Mr. Fantini asked what the applicant allows at the other storage facilities. Mr. Hitchcock stated boat, RV, and contractor storage but he can ask the tenant and get back to the Board. Mr. Hitchcock stated that when he comes back he will have elevations available.

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Ms. Bagramian stated contractor use and seasonal storage use can be confusing for traffic mitigation.

Discussion Items:

None

Public Privilege

Any member of the public may speak for up to three (3) minutes on matters currently before the Planning Board as open projects. Comments should be relevant to the Planning Board's jurisdiction under Subdivision, Site Plan, and Special Use Permit regulations. This opportunity is intended to allow the public to provide input or raise concerns related to active applications under review.

David Miller, 12 Hidden Valley Lane stated he is the Chair of the Open Space and Trails Committee and they had a meeting on October 8 and they discussed 1910 Route 9 Concrete Batch Plant and made a resolution from their September meeting. He reiterated their concerns. He stated he met with an old colleague and discussed preserving the Dwaas Kill and over by Van Patten. He stated they talked about the breeding area for the brook trout and this is one of these locations. He stated it needs to be protected at all costs. He stated they went to visit another concrete plant site owned by the applicant with a few others and the dust was a concern. He stated that 10,000 gallons of water pulled per day, maybe more from the aquifer that feeds the Dwaas Kill is also a large concern. He stated that the committee has concerns about the batch location but they are requesting a full EIS is needed and that the SEQRA review needs Clifton Park Planning Board or the DEC to have lead agency.

Harsh Kotharni, 22 Dahlia Drive stated he is here for the 1315 Route 146 storage application. He stated he has concerns with it being close to residential and this can increase the noise pollution and traffic He stated chemical storage or spillage is also an unknown concern at this time. Mr. Kotharni stated he could not figure out the stormwater management and it needs to be fully disclosed. He stated that light pollution and wetland impacts should also be looked into.

Colleen Pierson sated she is here tonight as an attorney representing a resident and to speak about 1910 Route 9 proposal as well as the firm she works in. She stated she is primarily a Health Law Attorney but feels environment and health go hand in hand. She stated she submitted a letter to DEC and was forwarded to the Board. She stated there is a determination this is in the industrial zone and a variance has been granted but this is in the early stages still. Ms. Pierson stated she understands the struggles of the Board as she was an attorney for a Zoning Board previously and worked in State Government. She stated this is a business friendly Town but needs to look at environmental impacts as well. She stated that this project is near a wild book trout stream as well as an impaired water way which means the State and Federal Government oversees the stream. Ms. Pierson stated there are endangered species in the area and an aquifer

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that the stream draws off of. She stated there are more environmental sensitivities and stated they should look at DEC to be Lead Agency for this application, if nothing else but to have this out of the Town hands. She stated April 16, 2025 letter from MJE and stated they quoted an incorrect Town Code siting a cell tower.

Anthony LaFleche, 21 Wheeler Drive asked if the outdoor storage on Route 9 was with a prior application. Mr. Scavo stated there have been more than one for this but this is the first application that has gone before the Board. Mr. LaFleche stated he supports a 15' right of way to be pushed beyond the drainage paths so it won't get plowed over in the winter. Mr. LaFleche asked what the minimum property line setback is for the Route 146 Storage application. Mr. Scavo stated 10' there is a 10' minimum. Mr. LaFleche asked for room there to make sure there is room for upkeep and would like to see an easement for a trail there as well and possibly make it 15' or greater.

Frank Berlin, 980 Main Street stated he has been here since 1962 and have seen many trees taken down over the years. He stated he is here for to speak about the environment in general but also the concrete plan application. He stated that he has walked along the kills and brooks of Clifton Park and they are all hold significance to the Town. Mr. Berlin stated trout spawn in the Dwaas Kill and showed a photo of the trout. He stated wood turtles are there as well as other species of turtles and he has spoken with DEC and Trout Unlimited whom have measured water temperatures years ago. He stated they said temperatures of streams have increased at that time and linked it back to water runoff from the local K Mart and they had to resolve the issue. Mr. Berlin stated he fears this may end up the same. He showed pictures of wood duck, moose and bears that have also been spotted in the area throughout the years and stated this is effects more than just the wildlife in the stream and it needs to be preserved.

Ms. Fariello moved, seconded by Ms. Westrick, adjournment of the meeting at 7:51 p.m. The motion was unanimously carried.

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

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

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

Review Comments by Permit#

Permit Number: SPR25-000038

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001537	SPR25-000038	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	10/02/2025	I would like to note for the record that the original XAR Subdivision plan, which identified the subject parcel as Lot E, contemplated and evaluated the environmental impacts associated with the development of a 31,000 sq. ft. light industrial building, up to 35 feet in height, to be serviced by public water and sewer, with 70 parking spaces and a proposed stormwater management area. Given that the current application proposes outdoor storage on this parcel, the Planning Board should consider how this change in use aligns with the previously evaluated impacts and whether any additional environmental review is warranted. Specifically, attention should be given to: 1. Stormwater management adequacy for outdoor storage use, especially if materials stored are impervious or potentially hazardous. 2. Visual and aesthetic impacts, as outdoor storage differs significantly from the originally proposed enclosed building, landscaping treatments in accordance with the Light Industrial Development Standards should be evaluated. 3. Traffic and parking implications determine if the outdoor storage use alters the intensity or nature of site activity (may likely be a downward adjustment in prior anticipated intensity but needs to be documented and substantiated for the record). Also, on the original subdivision Plan Lot E proposed a shared access curb cut onto U.S. Route 9 on Lot F.
25-001537	SPR25-000038	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	10/02/2025	NYS Orthoimagery from 2001 shows the existing curb cut on the property, the existing curb cut. Additional research of the original application should be done to see if this was eliminated as a proposed access point with future development due to line of sight or other design factors.
25-001537	SPR25-000038	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	10/03/2025	Please provide 15 feet wide right of way for future multipurpose Trail along Route 9

25-001537	SPR25-000038	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	ECC Review	Scott Reese	10/07/2025	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. No approval shall be granted until determination has been made by the NYSDEC.
25-001537	SPR25-000038	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	ECC Review	Scott Reese	10/07/2025	The Planning Department should not approve any construction activity including tree cutting and gravel disbursement until such time as the wetlands have been officially delineated and a stormwater management plan has been submitted with the application. Per Town Code 208-116 A. (5) The Planning Boards review of a preliminary site plan shall include "Adequacy of drainage, stormwater management, and soil erosion facilities." Based on this submission it is not possible to perform a comprehensive review.
25-001537	SPR25-000038	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/09/2025	The applicant has submitted a site plan indicating the intent to clear, grade, and install crushed stone within the identified footprint of the parcel located at 2090 Route 9, designated as Lot E. The proposed activity is limited to site preparation and does not include authorization for any building construction, stormwater infrastructure installation, parking area development, or other permanent improvements at this time.
25-001537	SPR25-000038	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/09/2025	This initial phase of work is intended to open up the site for potential future development. However, no additional construction activities or soil disturbances beyond the scope of clearing, grading, and stone placement are permitted under the current site plan approval. Any future development proposals, including but not limited to building construction, utility installation, stormwater management systems, and parking facilities, must be submitted for separate site plan review and approval by the Planning Board prior to commencement.
25-001537	SPR25-000038	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/09/2025	In accordance with Chapter 208 of the Town of Clifton Park Town Code, future development of this site within the Light Industrial zoning district will be subject to the following considerations: $\hat{\square}\phi$ Permitted Uses: Future proposals must conform to the list of permitted principal and accessory uses within the Light Industrial zone. Uses not explicitly permitted will require a use variance or rezoning. $\hat{\square}\phi$ Setback Requirements: All structures must comply with minimum front, side, and rear yard

							<p>setbacks as defined in the zoning code. $\hat{\square}\phi$ Maximum Lot Coverage and Building Height: Proposed development must adhere to the allowable lot coverage and building height limitations. $\hat{\square}\phi$ Parking Standards: Adequate off-street parking must be provided in accordance with the use type and intensity, including appropriate surfacing and drainage. $\hat{\square}\phi$ Stormwater Management: A full stormwater pollution prevention plan (SWPPP) may be required, subject to review by the Town Engineer and in compliance with NYSDEC regulations. $\hat{\square}\phi$ Landscaping and Buffering: Landscaping plans must address visual screening, buffering from adjacent uses, and preservation of natural features where applicable. $\hat{\square}\phi$ Environmental Constraints: Wetlands and associated buffers identified on the site plan must be protected. Any encroachment or disturbance will require appropriate permitting and mitigation. $\hat{\square}\phi$ Access and Circulation: Proposed ingress and egress must be reviewed for safety, adequacy, and compliance with access management standards. $\hat{\square}\phi$ Utility Easements and Infrastructure: Any proposed utility connections or easements must be coordinated with the Town and relevant service providers.</p>
25-001537	SPR25-000038	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/09/2025	The Planning Board may want to identify areas for landscaping considerations today and future areas for consideration, especially adjacent to NYS Route 9.
25-001537	SPR25-000038	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	TDE Review	Melinda Acker	10/09/2025	SEE MJ Engineering (TDE) Review Letter in Documents Section.

25-001537	SPR25-000038	#2025-0402090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/09/2025	The parcel is located in the Light Industrial 2 Zoning District (L2). Per Town Code Chapter 208-64 B (2) Storage, warehousing or distribution of manufactured products is a permitted use. Since the applicant has not indicated what is being stored on the site, an additional site plan application would be necessary so screening, fencing, additional stormwater and environmental regulations can be assessed.
25-001537	SPR25-000038	#2025-0402090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	10/09/2025	Future preliminary submission documents shall include a FULL SWPPP.
25-001537	SPR25-000038	#2025-0402090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	10/09/2025	The wetlands shown on the plans appear to have been delineated more than five years ago. The applicant will need to submit a Parcel Jurisdictional Determination Request Form to the NYSDEC and provide the agency's response. An updated ACOE wetland delineation or a validated delineation will also need to be included.

Review Comments by Permit#

Permit Number: SPR25-000041

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Sewer Review	Mike OBrien		Town Sewer Department will need information regarding flows and system design for review. System capacity to accept this project must verified.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	10/03/2025	Please provide 15 feet wide right of way for future multipurpose Trail along Route 146
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/06/2025	Confirm wetland boundaries and provide delineation. Ensure no encroachment into regulated areas.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/06/2025	Provide landscaping plan showing buffer plantings, screening, and enhancement of stormwater areas.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/06/2025	Submit architectural elevations for review, especially for buildings facing Route 146.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/06/2025	Determine traffic impacts by providing an analysis that addresses peak usage periods and access management strategies. The analysis must also account for cumulative traffic impacts by considering both the current proposal and all previously approved developments on this site and adjacent properties. This includes projects within the immediate Route 146 corridor to ensure a comprehensive understanding of traffic conditions and infrastructure

25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/06/2025	Clarify phasing plan for the 6.1± acre disturbance area. Limits of each phase must be clearly identified and ensure NYS Fire Code is met for accommodating emergency services and any necessary turn-around accommodations.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/06/2025	All exterior lighting fixtures shall be downward-facing and fully shielded to prevent light spillover onto adjacent properties. A photometric plan shall be submitted for review and approval by the Planning Board prior to installation.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/06/2025	Provide signage details for site entrance and internal wayfinding.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/06/2025	Cross-access easement agreements must be submitted for Town Staff review prior to site plan approval. These agreements are a required condition of the previously approved subdivision that created this parcel. They are critical to ensuring coordinated access, shared maintenance of infrastructure and utilities, and effective circulation between adjacent properties. Although the subdivision map has not yet been finalized for stamping and filing, the necessary easement documentation remains outstanding. Submission of these materials is essential to fulfill the terms of the original subdivision approval and to enable a proper evaluation of the site plan.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	10/06/2025	The New York State Department of Transportation (NYS DOT) will be listed as an interested agency for this project. The applicant should verify whether any proposed construction activities or site improvements will involve work or soil disturbance within the NYS DOT right-of-way (ROW).
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	10/06/2025	If a work permit is required from NYS DOT then that agency will be elevated from interested to an involved agency for SEQR purposes.

25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	10/06/2025	Please verify the location and jurisdiction of any wetlands or regulated waterbodies on or adjacent to the project site. While the EAF Mapper indicates the presence of wetlands, it also notes that digital mapping data may be incomplete. Field delineation and consultation with the appropriate regulatory agencies (e.g., NYS DEC, U.S. Army Corps of Engineers) may be necessary to confirm boundaries and determine permitting requirements.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	10/06/2025	As the project design advances and additional details become available, the Planning Board will complete Parts II and III of the Short Environmental Assessment Form (SEAF). This evaluation will consider potential environmental impacts based on the refined site plan and supporting documentation.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	10/06/2025	The proposed project is subject to Section 239 of General Municipal Law and will be referred to the Saratoga Co. Planning Board for a recommendation.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	ECC Review	Scott Reese	10/07/2025	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. No approval shall be granted until determination has been made by the NYSDEC.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	ECC Review	Scott Reese	10/07/2025	The ECC notes that a wetland area exists on the property directly adjacent to the eastern border of the proposed project. The current submission does not reflect any wetland delineations. All future submissions should delineate where the wetlands exist and their classification.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	ECC Review	Scott Reese	10/07/2025	The ECC notes that the applicant provides a greenspace calculation that has not also incorporated the appropriate planting plans as required by code. The landscaping plan must demonstrate that it is an integral part of the landscaping scheme and would enhance the overall aesthetics of the project (208-54 B.)

25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/09/2025	The parcel is located in the Corporate Commerce Zoning District (B-5). Per Town Code Chapter 208-53 A. (9) Storage Facilities are a permitted use.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/09/2025	If the applicant is proposing vehicle and contractor material storage it must be contained within a structure per Town Code Chapter 208-53 A. The uses permitted (Storage Facilities) are permitted within the interior of enclosed buildings or structures in a B-5 District.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/09/2025	Shared access easements on this 3 lot subdivision will need to be finalized prior to site plan approvals.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/09/2025	If the stormwater management area is included in the greenspace, per Town Code Chapter 208-54 B. The landscaping plan must demonstrate that it is an integral part of the landscaping scheme and would enhance the overall aesthetics of the project. When the plans progress please provide landscape plans.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/09/2025	Per Town Code Chapter 208-54 C. There shall be established a minimum ten-foot planted buffer along the rear and side property lines of all parcels, or multibuilding office complexes; the extent of internal buffering to be determined during site plan review.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	10/09/2025	Future preliminary submission documents shall include a FULL SWPPP.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	10/09/2025	If the stormwater management areas are included in the greenspace calculations then a proposed planting plan will need to be submitted to meet the requirements per Town Code Chapter 208-54 B.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing	Site Plan Review - Concept	Stormwater Review	Scott Reese	10/09/2025	Per the email dated 8/13/2025, there are some plantings that need to be replaced at the stormwater management areas in

		Commercial Site Plan					Phase 1. Please provide an update on the status for the plantings.
25-001596	SPR25-000041	#2025-041 1315 Rt 146 Storage Warehousing Commercial Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	10/09/2025	The applicant must submit a Parcel Jurisdictional Determination Request Form to the NYSDEC and provide the agency's response. It also appears that ACOE-regulated wetlands may be located adjacent to the northeastern property line. As the proposed project will disturb more than five acres, the Planning Board will require an application for preliminary site plan approval in accordance with Section 208-114(C)(4). Future submissions should include the information specified in Section 208-115(B), which includes wetland delineation details.