

10/28/25

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

PLANNING BOARD

DENISE BAGRAMIAN  
Chairwoman

VIDA SHEEHAN  
Attorney

PAULA COOPER  
Secretary



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

**Planning Board Minutes**  
**October 28, 2025**

Those present at the October 28, 2025 Planning Board meeting were:

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

Those absent were: Matthew Luke (alternate)

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

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

**Minutes Approval:**

Mr. Ophardt moved, seconded by Ms. Fariello, approval of the minutes of the September 23, 2025 Planning Board meeting as written. The motion was unanimously carried.

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Mr. Ophardt moved, seconded by Mr. Fantini, approval of the minutes of the October 14, 2025 Planning Board meeting as written. The motion was unanimously carried.

**Public Hearing:**

None

**Old Business:**

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

SBL: 270.-2-3.121 Applicant is proposing the construction of 13 buildings for use as Flex-Space, Rt 146 Zoned: B5 - Corporate Commerce, Status: Preliminary Applicant: Miller Road Storage LLC, Consultant: Advanced Engineering – N. Costa Last Seen On: 06/24/2025

**Consultant/Applicant Presentation:**

Nick Costa stated there were documents prepared for the review and this is Phase II of the project. He stated there are 13 buildings proposed and it will be all flex space and no storage with a connection to Phase I roadways and will exit to Route 146. Mr. Costa stated the topography slopes from Route 146 to the rear of the property and the stormwater management are will be to the rear with sewer and water provided to the site. Mr. Costa stated hydrants are being proposed and the sanitary sewer will connect to the public sewer located on the west side of Route 146. He stated there are 43 acres in the project so there is lots of green space and meets the site requirements. Mr. Costa stated they are in contact with DOT for a curb cut and a traffic analysis is being done per Town and County request.

**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 state there seems to be outstanding technical issues that they need to wait to come back for. She asked if there are any elevations from 146 that the Board could see. Mr. Costa showed drawings. Ms. Bagramian stated she would like to see them with landscaping. Mr. Costa stated nothing shows what the landscaping would look like but there are the buildings in the drawings. Ms. Bagramian stated the project is visible from Route 146 so she would like to

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see less building and more landscaping. Mr. Costa stated they can bring back a similar showing of what they did in Phase I. Ms. Bagramian asked what the building sizes are and stated they could be broken up to add more landscaping. Mr. Costa stated the buildings are 6,000 sf and have 4 doors each.

Mr. Martin stated he has particular interest in view sheds in this part of Town and he wants to see a plan with elevations reflecting robust landscaping. He stated that the Town does not currently have a prescriptive code for landscaped berms, screening and buffers. He stated in the absence of standard specifications he believes berms, screening and buffers are entirely within the discretion of the Planning Board. He stated he would like the front of the site facing Route 146 bermed and robustly landscaped and the elevations will help in the board's site analysis. Mr. Costa stated there is a small berm in place and the applicant is aware that specs for landscaping are still needed.

Mr. Andarawis stated he agrees with Mr. Martin and Ms. Bagramian's landscaping comments and stated Phase I was a mixed use so it made sense but Phase II is not so he feels there needs to be room for a campus feel and asked why the buildings are aligned as a grid. Mr. Costa stated they need vehicle access to the buildings and people need to be able to maneuver. Mr. Andarawis stated people will be working there and there is no common area for lunches or walks for a break. Mr. Costa stated that this space people would be keeping equipment or building something to then be transported elsewhere so this is a good comment that he can bring back to the applicant.

Ms. Bagramian stated the community area could be placed closer to Route 146 to help break up the buildings. She asked if there was a laydown area being proposed. Mr. Costa stated they were not thinking of this place and they want storage to be in the buildings. He stated is shown on the drawings and will be designated with the lease agreement.

Ms. Westrick stated the circulation near the east side shows parking at a building, then a drive isle, and then more parking. She stated it seems confusing to navigate and zigzag through the property. Mr. Costa stated this is the correct layout. Ms. Westrick stated they should add a curb or other extra delineation for drivers. Ms. Bagramian asked if she was thinking about striping. Ms. Westrick stated no, as it is hard to see in the winter. Mr. Costa stated he can look at a curb.

Ms. Fariello asked where snow removal would be located. Mr. Costa stated it would be moved to an area in the east or west, the low areas.

Mr. Ophardt asked if the drive from 146 would be an in and out. Mr. Costa stated that is what they are asking for from DOT but DOT may limit them. Mr. Ophardt stated there may be a traffic conflict there with a secured entrance. Mr. Costa stated drivers may not need to exit vehicles to gain access. He stated it depends on the traffic study and the gate may be moved. Mr. Ophardt asked if the site would be fully fenced. Mr. Costa stated it would not be on Route 146 as

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there is a gas easement, but there may be fencing behind it and around the other perimeters. Mr. Ophardt asked if there was an impact of the gas lines with the berm as they would like to see landscaping as far north as they can. Mr. Scavo stated the lines fluctuate as they head east. Mr. Martin stated this was helpful but there still needs to be enough room for landscaping. Mr. Ophardt asked if there would be a 6' berm as well as landscaping or plantings. Mr. Costa stated they can look it this.

Ms. Bagramian asked how high the fencing is that is being proposed. Mr. Costa stated it is 6'. Ms. Bagramian stated they could look into a split rail fence to soften the look. Mr. Costa stated this is a good suggestion and stated they can look at putting this in front of the landscaping. Mr. Martin stated that putting some to the east side would look nice as well to continue the look of the landscaping.

Mr. Ophardt asked if the applicant thought 9,200 gallons per day would be used for sewer. Mr. Scavo stated that applicant needs to meet the requirements. Mr. Ophardt asked if it was possible to develop to the west. Mr. Scavo stated it is a possibility with water quality conditions.

Ms. Westrick asked if DOT is needed for approval for the driveway. Mr. Costa stated they need 2 permits utility and non-utility. Ms. Westrick stated this is not listed in the EAF and question 18 also needs updating for the retention pond.

**New Business:**

**#2025-045 Synergy Park Phase 4 Subdivision and Site Plan**

SBL: 265.-5-10 Applicant proposes a 5 lot subdivision with construction of 5 office/warehouse buildings, 19 Synergy Park Dr Rear Zoned: L2 - Light Industrial 2, Status: Concept Applicant: MJ Properties, Consultant: Lansing Engineering, PC – P. Lubera Jr.

**Consultant/Applicant Presentation:**

Paul Lubera stated he is here tonight to introduce the application and get feedback from the Board. He stated this parcel is 60.63 acres in the Light Industrial and Corporate Commerce zones. He stated they are proposing 5 lots and 577 required parking spots, banking 70. Mr. Lubera state water and sewer will be hooked up to municipalities and the stormwater will be managed on site.

**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.

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**Planning Board Review:**

Ms. Bagramian stated she would like to see the overall picture of the property and build out. Mr. Lubera stated he can provide that to the Board. Ms. Bagramian asked if the land only pools in the spring. Mr. Lubera stated he would have to defer to the environmental specialist and get back to the Board for this.

Mr. Andarawis asked if the applicant could provide visuals from I-87 along with proposed buffering, screening, and lighting. He stated the buildings are substantial in size and architecture features are needed as well.

Mr. Ophardt stated he echoes the comments from Mr. Andarawis and he would like visuals from Kinns Road as well. Mr. Lubera stated the buildings are being proposed now at 50' back and they will work further on buffering.

The Planning Board of Clifton Park, NY hereby declares its desire to act as the lead agency for the project application currently under review. Pursuant to the State Environmental Quality Review Act (SEQR), the Planning Board will be responsible for coordinating the environmental review process and ensuring compliance with all relevant regulations.

To facilitate this process, we authorize the Town Planning Department to circulate lead agency coordination letters on behalf of the Planning Board. These letters will be sent to all involved and interested agencies to inform them of the Planning Board's intent of obtaining lead agency status and to request their input and cooperation in the environmental review process.

Ms. Fariello moved, second by Mr. Andarawis. The motion was carried.

**New Business:**

**#2025-042 2108 US Rt 9 Storage Building Site Plan**

SBL: 250.-2-2 Applicant proposes to construct two storage buildings on 1.53 acres, 2108 Us Rt 9 , Zoned: L2 - Light Industrial 2 Status: Concept Applicant: Prediletto Electric, Consultant: EDP – G. Vuillaume

**Consultant/Applicant Presentation:**

Gavin Vuillaume stated that the application is for 1.53 acres on the corner of Wood Road and Route 9. He stated they have 400' on Wood Road and 150' on Route 9. Mr. Vuillaume stated they are redeveloping the parcel and keeping the existing building on Route 9 which is currently a dog daycare and the other use on the property would be an electrical business. Mr. Vuillaume stated the electrical business would use the existing home for an office; which will be redone, and the applicant would like to add 2 buildings for storage. The storage buildings would be a 2,400 sf building for the dog daycare and a second, 5,000 sf building would be used for storage of the electrical equipment for the electrical business. He stated the existing drive would be

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utilized and the wetlands to the south are not on this property but the buffer is so they would need to get DEC to the site. He stated they did look into pushing the dog care storage back 30-35' but then they would need a variance.

**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 the applicant could show both layouts side by side for the Board. Mr. Scavo pulled up both layouts that the applicant brought with him and showed them side by side on the screen. Ms. Bagramian asked if the front building was smaller and closer to the road. Mr. Vuillaume stated this is correct. Ms. Bagramian asked which layout the applicant prefers. Mr. Vuillaume stated he believes either is fine, he just needs more storage.

Mr. Andarawis asked if building with option 2 could be done without the added driveway. Mr. Vuillaume stated it would be close and tight with the buffer but he would have to talk to DEC. Mr. Andarawis asked what would happen to the existing tree line. Mr. Vuillaume stated not much, as the area is almost clear where the building is being proposed.

Mr. Ophardt asked if both businesses would be with one land owner. Mr. Vuillaume stated both businesses have the same property owner. Mr. Frank Predilieto, applicant, stated he is planning on keeping the entire parcel and the rear home is almost done with the remodel.

Ms. Fariello stated she prefers the storage for the dog care facility pushed back layout over the other. Mr. Andarawis and Ms. Westrick agree. Mr. Vuillaume stated he then would need to go for a variance from the BZA and then come back before the Planning Board.

Mr. Ophardt asked if there would be 2 driveways with this layout. Mr. Vuillaume stated there would be. Mr. Ophardt stated he prefers one driveway but he understands what the other members are looking at.

**New Business:**

**#2025-043 412 Clifton Park Center Rd Boat and ATV Storage Lot (Bass Pro Shops)**

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Site Plan SBL: 272.-1-49.1 Applicant proposes construction of a boat and ATV storage lot serving the Bass Pro Shops store 412 Clifton Park Center RD , Zoned: TC1 - Highway Zone, Status: Preliminary Applicant: Bass Pro Shops, Consultant: RAA Design – R. Myers

**Consultant/Applicant Presentation:**

Ray Myers stated that he is here tonight for a proposal for a gravel boat and ATV lot off of the existing fire lane. He stated that the total site is less than one acre and the intent is to store more inventories and provide storage for serviced boats and ATVs. Mr. Myers stated they intend to protect the area with boulders to be used in place of a fence and a gate that is connected to the fire lane. He stated the stormwater will be fed into the current retention pond and security lighting is being proposed.

**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 stated she has concerns with pedestrians going into the storage area and crossing the docks. She asked what the plan id for this. Mr. Myers stated that this will be on the I-87 side of the building and this is not a display area but solely storage; he also stated he knows people will wander but open boats will be on display at the store. Ms. Bagramian stated he needs signage for this to alert the pubic it is not for wandering. Mr. Myers stated they can do signage or striping to keep the public in the right locations.

Mr. Ophardt asked if it is going to be fenced at all on any side. Mr. Myer stated it will not and only people whom are with a salesman are able to be back there and there will be boulders acting fencing like around the store. He stated they want to keep away from looking like a prison for stock inventory. Mr. Myers stated that this will not be for customers to drive in and out of either but only access for boat deliveries. Mr. Ophardt stated that he feels this would be a good use for the land on the site

Ms. Bagramian asked if this drive and parking would be made with crusher run. Mr. Myers stated it would be.

Ms. Westrick asked if it was mostly wooded now. Mr. Myers stated there is grass and brush along with older pavement. Mr. Scavo stated Bass Pro will be renting the land from Ellis. Ms. Westrick stated she echoes Ms. Bagramian’s concerns about people going in on their own and

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either walking or driving. Mr. Myers stated that they will work with the Fire Marshall to ensure he is satisfied with the project. Mr. Scavo provided an aerial view of the property with the water tower and current screening conditions.

Mr. Martin asked if the trees along I-87 would remain. Mr. Myers stated they would be removed to the property line and replaced with boulders but the rest would be maintained. Mr. Martin stated that he found that to be unsatisfactory. He stated he would like some mature trees be left along I-87 and requested a tree clearing plan.

Mr. Andarawis stated he feels there could be a trade off on the trees to the east and use them as fencing and not using boulders. Mr. Myers stated he can look at this and provide a tree clearing plan as requested.

Ms. Westrick stated they could push this further to the south to provide more of a buffer as well.

**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.*

Anthony LaFleche, 21 Wheeler Drive stated that with the Bass Pro application he would like to make sure Clifton Park Center Road has space left for connections and would like to see the natural trees left along I-87. He state that at Route 146 and Miller Road he would like to see a wide gap left for potential bike trails as he knows there is a gas easement and there would be a berm. Mr. Scavo stated that sometimes National Grid will allow a path over the easement. Mr. LaFleche stated that the driveway maybe considered a right turn only as there is a future round about coming so people can use this to maneuver to the proper direction they would like to travel on Route 146. Mr. LaFleche asked that the berm also be as high as possible and seconds the robust landscaping to minimize the view onto Route 146. Mr. LaFleche stated that on Wood Road and Route 9 he would like to see space left on Wood Road if there ever is a potential for the road to widen as this is a narrow road.

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Ms. Fariello moved, seconded by Ms. Westrick, adjournment of the meeting at 8:25 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on November 12, 2025.

Respectfully submitted,

*Paula Cooper*

Paula Cooper, Secretary

**ATTACHED:**

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

## Review Comments by Permit#

Permit Number: SUP25-000018

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000546	SUP25-000018	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Preliminary	Stormwater Review	Scott Reese		This Special Use Permit should consider using erosion and sediment controls to lessen any environmental impacts that this development may have.
25-000546	SUP25-000018	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Preliminary	Stormwater Review	Scott Reese		If the Planning Board is considering the to look at this application as part of a larger common plan of the original three lot subdivision then it could trigger the requirement for a Full SWPPP. The applicant can supply a written statement clarifying that this application is not being coordinated with development of the adjacent lots.
25-000546	SUP25-000018	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	10/30/2025	As the statutory 62-day review period is nearing expiration, the Planning Board should be prepared to take formal action on the pending site plan application for 471 Grooms Road. Review of the updated plan drawings dated October 9, 2025, reflects revisions made in response to prior Town review comments for additional vegetative screening.
25-000546	SUP25-000018	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	10/30/2025	The Saratoga Co. Planning Board offered a recommendation noting that the project will have no significant county-wide or intercommunity impact. The Board noted the applicant will need to obtain the Highway Work Permit prior to construction.
25-000546	SUP25-000018	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	10/30/2025	I recommend a potential decision for approval or approval with conditions contain the following statement for Notice of Decision: The Board's concerns center on the potential future accommodation of two additional duplex structures on these adjacent lots, which appear to be significantly more constrained in terms of lot area, non-jurisdictional wetlands, and dimensional setbacks. The Board emphasizes that approval of the current application does not imply or establish precedent for the approval of similar development on the remaining lots. Each parcel must be evaluated independently, and any future applications will be subject to a full review process, including site-specific analysis, public input, and compliance with all

							applicable zoning and land use regulations. In accordance with New York State Town Law and the Town of Clifton Park's established planning procedures, the Board reiterates that Special Use Permit approvals are discretionary and must be based on the unique characteristics of each site. The Board reserves the right to assess future proposals on their own merits and to determine whether the proposed use is appropriate given the physical constraints and planning objectives for the area.
25-000546	SUP25-000018	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Preliminary	SEQR Review	John Scavo	10/30/2025	Neg Dec issued at prior meeting before opening the public hearing.
25-000546	SUP25-000018	#2025-022 471 Grooms Road Duplex SUP	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	11/05/2025	The proposed duplex meets all space and bulk standards per Town Code.