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**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.

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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 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

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vehicles to gain access. He state 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 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:**

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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:**

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**

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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 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 Prediletto, applicant, stated he is planning on keeping the entire parcel and the rear home is almost done with the remodel.

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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)**

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 public it is not for wandering. Mr. Myers stated they can do signage or striping to keep the public in the right locations.

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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 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.*

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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.

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: SPR25-000042

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	As proposed the total GPD flow is well under the allocation of 9,200 gpd
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	A \$1,000 hook up fee payable to the Clifton Park Sewer District #1 will be required paid prior to the connection to public sewer.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	The exterior grinder pump must be installed to the standards and specification outlined by the Saratoga County Sewer District #1 (SDSD#1)
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	A SCSD#1 Grinder Pump permit is required for this project. The SCSD#1 will inspect the exterior sewer work including the grinder install, lateral installs, and the sewer main connection.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	All work must be done to Town and County Standards.
25-000776	SPR25-000042	#2025-027 Miller Road	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	The Town of Clifton Park requires 48 hours notice prior to any work being done on the Town owned force main.

		Flex Space Phase 2					
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	Property Owner will own the Grinder Pump. Any maintenance or repairs necessary to the pump or street lateral will be the responsibility of the Property Owner.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	All work within the public Right of Way will require a permit from the Clifton Park Highway Department. This includes but is not limited to trenchless technologies.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	No low pressure or gravity sewer lateral may tie into a manhole. Taps must be made on the sewer main.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	The project lies within a Sewer District operated by the Town of Clifton Park and will need to comply with the Town Sewer Use laws.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	Any nessecary easements must be recorded at the County Clerks office and proof of filed easement(s)provided to the Clifton Park Sewer Department prior to connecting to the public sewer main.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	10/15/2025	Town Sewer Use Law requires Grinder Pumps within Town Sewer Districts be exterior and placed within fifteen feet of the driveway.

		Phase 2					
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	ECC Review	Scott Reese	10/21/2025	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.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	ECC Review	Scott Reese	10/21/2025	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	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	ECC Review	Scott Reese	10/21/2025	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, to include mature native non-deciduous plantings (6' ht. minimum).
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	ECC Review	Scott Reese	10/21/2025	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	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	ECC Review	Scott Reese	10/21/2025	The ECC concurs with the SCPB letter of October 20, 2025, to John Scavo, Clifton Park regarding the inclusion of a DOT compliant traffic control study that considers the impact of this project, and all highway projects approved or pending approval in the NYSDOT in this section of NY Rt. 146.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	ECC Review	Scott Reese	10/21/2025	The lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design.

25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	ECC Review	Scott Reese	10/21/2025	The ECC requests that any approval of Change of Tenant or Tenant Fit Up permits shall prohibit volume storage of lithium-ion battery pack pending NYS issuance of final guidelines for management of lithium-ion batteries.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	10/23/2025	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	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	10/23/2025	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	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	10/24/2025	<p>â Fixture Height and Visibility Concerns: While the proposed LED fixtures are down-directional, the mounting height of 18 feet may result in visible luminaires to drivers along NYS Route 146, Miller Road, Tanner Road, and adjacent properties. This visibility could contribute to glare or distraction, particularly in low-light conditions or during inclement weather.</p> <p>â Recommended Adjustments:</p> <ul style="list-style-type: none"> <li>o Lower Fixture Height: Reducing the mounting height to approximately 12 to 13 feet would better align with DarkSky-friendly practices and reduce the likelihood of light trespass and glare. Lower heights are especially effective in minimizing high-angle light emissions that contribute to sky glow and visual clutter.</li> <li>o Full Cutoff Shields: Incorporating full cutoff shieldingâ defined as fixtures that emit no light above the horizontal planeâ would further reduce glare and light spill. This is a core principle of responsible</li> </ul>

							<p>outdoor lighting and is widely adopted in zoning codes aimed at preserving night sky visibility.</p> <ul style="list-style-type: none"> <li>o Warm-Color Temperature LEDs: Consider specifying luminaires with a correlated color temperature (CCT) of 3000K or lower. Warmer light reduces blue light emissions, which are more disruptive to wildlife and contribute more significantly to sky glow.</li> <li>o Photometric Analysis: A revised photometric plan showing light levels at property boundaries and along adjacent roadways would help assess compliance with local lighting standards and confirm that illumination is confined to the intended areas.</li> </ul>
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	10/24/2025	<p>As construction proceeds on the proposed force main installation, the applicant must ensure that all required horizontal and vertical separation distances between potable water lines and sanitary sewer infrastructure, including the force main, are strictly maintained in accordance with applicable state and local standards. This separation is critical to protecting public health and preventing potential cross-contamination risks. We ask that the applicant's engineering team verify these separations both during design finalization and in the field throughout construction. As-built documentation should clearly reflect compliance, and any deviations must be addressed through approved mitigation measures. Please coordinate with the Clifton Park Water Authority's designated inspector to confirm that these safeguards are in place prior to backfilling and final acceptance.</p>
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	SEQR Review	John Scavo	10/24/2025	<p>Please provide an update on the status of the proposed curb cut permit with the New York State Department of Transportation (NYS DOT). As part of the coordination process, a copy of the current plan set has been transmitted to NYS DOT for their review and comment. The Planning Board requests confirmation of any feedback received to date and a projected timeline for permit issuance, as this access component is integral to the overall site development approval and environmental review for potential impacts.</p>

25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	10/27/2025	Applicant to verify if the NYSDEC and ACOE Jurisdictional Wetlands are still valid (not older than 5 years). Since Phase 2 was not considered in the original SEQRA, the NYSDEC Parcel Jurisdictional Determination Request Form.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	10/27/2025	Planting Plans show proposed planting in drainage swales. The proposed plantings should be located outside of the drainage routes.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	10/27/2025	Plans show proposed fencing crossing drainage swales. A detail should be shown to allow proper drainage and that the fence will not act as a dam and direct flow into the adjacent wetlands.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	10/27/2025	Where surface drainage is directed to the drainage grass lined drainage swales, rip-rap should be added down the side slope to prevent erosion of the banks since it will be all fill material.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	10/27/2025	The proposed swale located at southeast of Buildings #4 & #7 should add spot grades at the top of swale along the wetland buffer and bottom of swale to make sure runoff does not enter the wetlands.
25-000776	SPR25-000042	#2025-027 Miller Road Flex Space Phase 2	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	10/27/2025	Show all stone lined apron protection to scale on the grading plan. The rip-rap aprons may extend into the limits of clearing and/or the 100-foot adjacent area and/or past the low point of the drainage swales.

## Review Comments by Permit#

Permit Number: SUB25-000011

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	ECC Review	Scott Reese	10/21/2025	The ECC notes that this project is adjacent to the Dwaas Kill, a Class A trout stream, a C(T) stream and a 303D protected water way. The fishery contains both native and stocked brook trout. The town and its residents have a significant investment in the quality and the protection of this waterway (Dwaas Kill Nature Preserve). The proposed project is located within approximately 200 +/- feet of this important environmental resource. Given the proximity of this project to the Dwaas Kill the ECC is concerned about potential adverse environmental impacts.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	ECC Review	Scott Reese	10/21/2025	Considering the amount of impervious surface being proposed (36%+/-), the ECC requests the applicant provide information on the impact to the ground water quality as trout in the Dwaas Kill are very sensitive to PH and all water quality changes.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	ECC Review	Scott Reese	10/21/2025	The proposed stormwater management configuration may radically alter the existing surface pattern away from the Dwaas Kill. This potentially will have an impact on the water level and quality of this stream.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	ECC Review	Scott Reese	10/21/2025	Given the steep topography of this site, the square footage of the proposed buildings and parking appear to be excessive due to the amount of grading required. For example, lot 4 will require up 20+ feet of fill in order to create a level surface. Considering the issues experienced the recent slope failures and sink holes on building site adjacent to the Dwaas Kill, the ECC recommends that the Planning Board require the footprint of the buildings along the Dwaas Kill be reduced.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4	Subdivision - Revised Concept	ECC Review	Scott Reese	10/21/2025	The ECC requests that the Planning Board require the applicant to revise the SEQRA application to reflect the property in its original form (prior to any development).

		Subdivision and Site Plan					
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	ECC Review	Scott Reese	10/21/2025	The lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	ECC Review	Scott Reese	10/21/2025	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.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	ECC Review	Scott Reese	10/21/2025	The limits of (the LC Zone and 100-foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be identified on the plot plan.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	SEQR Review	John Scavo	10/24/2025	As the Synergy Phase IV proposal advances through conceptual review, the Planning Board should formally seek Lead Agency status under the State Environmental Quality Review Act (SEQR) to ensure a coordinated and comprehensive evaluation of potential environmental impacts. While this submission is conceptual in nature, the scale and cumulative footprint of the Synergy complex, including previously approved phases, warrants a holistic approach to environmental review.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	SEQR Review	John Scavo	10/24/2025	To support this process, the applicant is requested to provide a narrative and illustrative summary showing how Phase IV integrates with the overall Synergy development. This should include connections to shared infrastructure, stormwater management systems, access and circulation patterns, utility extensions, and any environmental mitigation measures already in place or proposed. Clarifying these relationships will help the Board assess cumulative impacts and ensure that

							infrastructure planning remains consistent with long-term site development goals.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	SEQR Review	John Scavo	10/24/2025	Given the proximity of the proposed development to the Dwaas Kill, slope protection measures, both during and post-construction, will likely be necessary to safeguard this sensitive waterbody. Similar to prior approved phases within the Synergy complex, the applicant should incorporate appropriate erosion and sediment control strategies to prevent destabilization, runoff, and sedimentation into the stream corridor.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Planning Director Plans Review	John Scavo	10/24/2025	The applicant should evaluate and implement slope stabilization techniques such as reinforced vegetative buffers, erosion control matting, and engineered grading plans tailored to site conditions. These measures should be reflected in the final design and construction documents, with field verification during installation. Long-term stabilization and maintenance plans should also be provided to ensure continued protection of the Dwaas Kill and compliance with applicable environmental regulations.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Planning Director Plans Review	John Scavo	10/24/2025	Based on the conceptual site plan provided, I have concerns regarding the constructability of the proposed buildings given their proximity to existing steep slopes on the site. The size and orientation of several structures appear to encroach upon areas with significant grade changes, which may present challenges related to foundation stability, site access, grading, and long-term slope integrity.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Planning Director Plans Review	John Scavo	10/24/2025	As the project advances into more detailed design phases, the applicant should closely evaluate the feasibility of constructing improvements within these slope-adjacent areas. This includes providing geotechnical analysis, engineered grading plans, and slope stabilization measures where necessary. The Planning Board will expect confirmation that proposed building footprints and associated infrastructure can be safely and practically constructed without adverse impacts to site stability or adjacent natural resources.

25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Planning Director Plans Review	John Scavo	10/24/2025	The applicant should coordinate directly with Scott Reese, Town Zoning Officer, to determine whether any area variances may be required to address relief from buffering requirements within the proposed parking areas, particularly where the B-5 (Corporate Commerce District) and LI-2 (Light Industrial District) zoning boundaries intersect. This determination will depend on the final configuration of proposed lot lines as part of the subdivision plan and how those lines relate to the zoning district boundaries. If parking improvements are situated across or adjacent to differing zoning districts, buffering standards may apply that could impact layout, screening, or dimensional compliance. Early clarification will help avoid design conflicts and ensure zoning compliance as the project advances toward detailed review.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Zoning Plans Review	Scott Reese	10/28/2025	The applicant shall make a reasonable effort to align the proposed lot lines with existing zoning district boundaries. If achieving this alignment presents practical difficulties, the Planning Board may recommend to the Town Board, in its Notice of Decision, that the zoning boundaries be adjusted to match the proposed lot lines during the next zoning map revision.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Zoning Plans Review	Scott Reese	10/28/2025	For the parcels in the Corporate Commerce Zoning District 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. As a multibuilding complex, the Planning Board can determine the internal buffering, by possibly increasing the buffering along Interstate 87.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Zoning Plans Review	Scott Reese	10/28/2025	For the parcels in the Corporate Commerce Zoning District per Town Code Chapter 208-54 E (1) No parking or maneuvering area shall be allowed in the front yard unless the Planning Board finds that, in the case of keyhole lots or lots with similar configuration, the intent of this chapter is better met by allowing construction within the front yard setback. The Planning Board

							may consider since the lots are on a private road this can be viewed as a similar configuration as a keyhole lot.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Zoning Plans Review	Scott Reese	10/28/2025	For the parcels in the Light Industrial 2 Zoning District per Town Code Chapter 208-65 E (1) No parking or maneuvering area shall be allowed in the front yard unless the Planning Board finds that, in the case of keyhole lots or lots with similar configurations, the intent of this article is better met by allowing construction within the front yard setback. The Planning Board may consider since the lots are on a private road this can be viewed as a similar configuration as a keyhole lot.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Zoning Plans Review	Scott Reese	10/28/2025	For the parcels in the Light Industrial 2 Zoning District per Town Code Chapter 208-65 E (2) Side yards/rear yards. In order to allow for maximum flexibility of design, to preserve as much of the natural environment as possible and to promote the purpose of this article, there is established a twenty-five-foot minimum side and rear yard setback, which shall be considered a buffer area and which shall contain natural or planted vegetation for the purpose of screening uses from adjacent properties. No parking shall be permitted in the buffer area. This can not be determined by the Planning Board during site plan review and will require to be met or request an area variance through the ZBA.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Zoning Plans Review	Scott Reese	10/28/2025	The majority of the proposed lots building envelope are within the slopes along the Dwaas Kill. Phase 2 Synergy included a Safe Slope Setback Line, I believe this subdivision should also look into a Safe Slope Setback Line as well and modify the building envelope.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Stormwater Review	Scott Reese	10/28/2025	The majority of the proposed lots building envelope are within the slopes along the Dwaas Kill. Phase 2 Synergy included a Safe Slope Setback Line, I believe this subdivision should also look into a Safe Slope Setback Line as well and modify the building envelope. In addition, there shall be a designed swale between the back of the proposed structures and the slopes to the Dwaas Kill. There has been roof gutter failures and runoff from the rooftops eroded

							soils behind the structures in the Synergy complex.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Stormwater Review	Scott Reese	10/28/2025	When the project progresses, the stormwater management design shall show the predevelopment sub-catchments and curve numbers prior to the excavation in this area.
25-001739	SUB25-000011	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Subdivision - Revised Concept	Stormwater Review	Scott Reese	10/28/2025	There is a wetland label north of building in Lot 4, the plans should show all jurisdictional wetland boundaries. Applicant to verify if the NYSDEC and ACOE Jurisdictional Wetlands are still valid (not older than 5 years) and if this location will need to be submit a NYSDEC Parcel Jurisdictional Determination Request Form.

## Review Comments by Permit#

Permit Number: SPR25-000044

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Concept	ECC Review	Scott Reese	10/21/2025	The ECC notes that the applicant proposes to construct a storage building within the 100-foot adjacent area of the NYSDEC wetlands. This is prohibited by Town Code.
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Concept	ECC Review	Scott Reese	10/21/2025	Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into the LC Zone (100-foot adjacent area) the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow.
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/24/2025	Based on recent discussions with Planning Staff and the applicant's design consultant, an alternative layout dated October 22 has been submitted to the file, reflecting a reduction in the size of the larger storage building to approximately 4,000 square feet. Upon reviewing this revised concept, I recommend the applicant explore the possibility of swapping the locations of the larger and smaller buildings within the site layout. This adjustment may offer an opportunity to reduce or eliminate the front yard setback variance currently anticipated. While it is not certain that such a change would resolve the issue, a visual layout exercise, such as a simple overlay or sketch comparison, could help confirm whether the revised configuration would better align with zoning requirements and minimize the need for relief. I encourage the applicant to evaluate this option further and coordinate with the Town's Zoning Officer to determine its feasibility and potential benefit to the overall site compliance or proceed with the area variance application as currently proposed.
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	10/24/2025	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.

		Site Plan					
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	10/24/2025	Based on the information submitted in Part I of the Short Environmental Assessment Form (SEAF), the project site is located within an area designated as sensitive for archaeological resources by the New York State Historic Preservation Office (SHPO). As such, the applicant should coordinate with SHPO to obtain a formal determination of effect. Specifically, a letter of no effect, or other written correspondence confirming that the proposed action will not impact historic or archaeological resources, should be provided to the Planning Board as part of the SEQR review process. This documentation will help ensure that the project complies with state preservation requirements and that any potential cultural resource concerns are appropriately addressed prior to site disturbance.
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	10/24/2025	Plans shall show the areas that have recently (since 2023) that have been disturbed along with new impervious / gravel areas and the number of temporary storage containers on the parcel.
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	10/24/2025	Plans shall show and note that "Along the 100-foot NYSDEC Adjacent Area in areas of construction shall have "Orange Construction Fencing" shall be installed along the perimeter prior to any logging and/or site construction."
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/24/2025	The parcel is located in the Light Industrial 2 Zoning District. Per Town Code Chapter 208-64 B. (2) Storage, warehousing or distribution of manufactured products is an allowed use.
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/24/2025	This parcel has an area variance (#80408) to allow accessory structures to be place 15-feet from the side property lines, for parking to be 10-feet from the front property line, and buildings to be setback 120-feet from the centerline of NY Rt 9.
25-001732	SPR25-000044	#2025-042 2108 US Rt 9	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/24/2025	The site plans shall show the 25-foot planted buffer along the rear and side property lines per Town Code 208-65 C.

		Storage Building Site Plan					
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/24/2025	The applicant has submitted a revised site plan dated 10/22/2025, that shows a 4,000 sq. ft. Storage Building that will require an area variance. One of the considerations of the Zoning Board of Appeals is whether the benefit can be achieved by other means feasible. The applicant should consider other layout options prior to submitting for an area variance.
25-001732	SPR25-000044	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/24/2025	Plans shall show the areas that have recently been disturbed along with new impervious / gravel areas and the number of temporary storage containers on the parcel.

## Review Comments by Permit#

Permit Number: SUP25-000016

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	ECC Review	Scott Reese	10/21/2025	The Town of Clifton Park adopted the Town Center Master Plan specifically "to replace the visual prominence of large parking lots with attractive architecture" (with public spaces and sidewalks). This project is in conflict with purpose and applicability of the Town Center Master Plan.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	ECC Review	Scott Reese	10/21/2025	The lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	ECC Review	Scott Reese	10/21/2025	Per the "Exit 9 land use and transportation study" Executive Summary, dated December 2008, contains the following recommendation (page 98): "Surface parking lots and loading and service areas should be screened from the street by buildings, fencing or landscaping. Setback areas should incorporate shrubs and other planting, and where feasible, berms should be included to act as an additional buffer to views from a public right-of-way." The ECC recommends that the size of the boat storage area be reduced in order to provide and adequate buffer for vegetative screening.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage	Special Use Permit - Preliminary	Postal Verification	John DeSimone	10/22/2025	Existing postal number for this parcel will remain the same for this project. 412 Clifton Park Center Road.

		Lot (Bass Pro Shops)					
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Postal Verification	John DeSimone	10/22/2025	Additional address signage may need to be added. This will be determined on final inspection
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Fire Marshall Plans Review	John DeSimone	10/22/2025	Assure proposed gravel access can support fire apparatus to meet 75,000 lbs according to 2020 NYS Fire Code.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Fire Marshall Plans Review	John DeSimone	10/22/2025	No additional concerns with proposal
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	SEQR Review	John Scavo	10/24/2025	Please complete and submit the attached NYS Part I - SEQR Short Environmental Assessment Form.
25-001675	SUP25-000016	#2025-043 412 Clifton	Special Use Permit - Preliminary	Planning Director	John Scavo	10/24/2025	The proposed site plan for boat and ATV storage adjacent to the Bass Pro Shops retail location represents a practical and

		Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)		Plans Review			operationally beneficial arrangement. By designating a dedicated area for recreational vehicle inventory, the applicant ensures that the primary retail operation remains uncluttered and focused on customer experience, while still maintaining immediate access to stock that supports sales activity. This off-site storage configuration allows for efficient inventory management and preserves the integrity of the main showroom and parking areas. It also supports the continued success of the retail operation by keeping high-demand items, such as boats and ATVs, readily available for customer viewing and purchase without encumbering the core retail footprint. The Planning Board should consider how this layout supports both functional site use and broader commercial viability, while ensuring that screening, access, and stormwater management measures are appropriately addressed in final design documents.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	10/24/2025	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.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	SUP Review	Scott Reese	10/24/2025	The parcels are in the Town Center District 1 â Highway Zone (TC1) per Town Code 208-22 4. A. Table 3-1 a retail, outdoor display use is allowed by Special Permit. Special Use Permits require special consideration so that the proposed project can be properly located and planned with respect to the objectives listed in Town Code Chapter 208-79 and their effect on the surrounding properties and community character. Per Town Code Chapter 208-22 5. F. Retail, outdoor display. The outdoor display or storage of retail merchandise shall be limited to business hours. The display of motorized vehicles or equipment, such as lawnmowers, snowblowers, ATVs, snowmobiles and similar items, is not

							permitted in the TC6 Zone (this application is in the TC1 Zone).
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	10/24/2025	The parcels are in the Town Center District 1 Highway Zone (TC1) per Town Code 208-22 4. A. Table 3-1 a retail, outdoor display use is allowed by Special Permit. Special Use Permits require special consideration so that the proposed project can be properly located and planned with respect to the objectives listed in Town Code Chapter 208-79 and their effect on the surrounding properties and community character. Per Town Code Chapter 208-22 5. F. Retail, outdoor display. The outdoor display or storage of retail merchandise shall be limited to business hours. The display of motorized vehicles or equipment, such as lawnmowers, snowblowers, ATVs, snowmobiles and similar items, is not permitted in the TC6 Zone (this application is in the TC1 Zone).
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	10/24/2025	Per Town Code Chapter 208-22.1 TC1 B. Parking and Encroachments the rear setback shall be 40-feet minimum including buffer of trees.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	10/24/2025	Per Town Code Chapter 208-26 3. A. Front yard buffer (A). All parking areas abutting a public right-of-way or future street shall provide a front yard buffer at least 10 feet deep from the sidewalk, consisting of shrubbery, hedges, trees, decorative walls or fences, which creates a visual screen at least three feet high; does not apply to internal driveways, alleys or access roads not designated on the Future Street Plan.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	10/24/2025	Verify that the proposed application is meeting the minimum greenspace goal of 20%.

		Storage Lot (Bass Pro Shops)					
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	10/27/2025	The applicant has two options: (1) amend the existing SWPPP to incorporate the boat storage lot, or (2) submit an application for a separate NYSDEC GP-0-25-001. Should the applicant pursue a separate NYSDEC General Permit, a Full SWPPP addressing water quality and quantity requirements will still be necessary, as the activity is considered part of a larger common plan of development per Part 1 A Eligibility Requirements.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	10/27/2025	The Hydrology & SWPPP Report reference that infiltration practices will be used. Infiltration basins will need to be designed the New York State Stormwater Management Design Manual (SMDM), including requirements for infiltration testing, minimum rates, pretreatment, and separation from groundwater.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	10/27/2025	It appears that a portion of the boat storage area will be used to retain runoff. The design engineer will need to show how this practice is acceptable per the NYS SMDM.
25-001675	SUP25-000016	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	10/27/2025	Provide a Pre & Post Sub-catchment map that corresponds to the Watershed Model Schematic.
25-001675	SUP25-000016	#2025-043 412	Special Use Permit -	Stormwater Review	Scott Reese	10/27/2025	Since the Pre-Developed Basin 1 is being reduced in size to to Post-Development Basin

	Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Preliminary				3, the report should verify that the runoff volume from the I-87 will not backup along the shoulders of I-87.
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