

11/25/25

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
November 25, 2025

Those present at the November 25, 2025 Planning Board meeting were:

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

Those absent were: M. Fantini

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 November 12, 2025 Planning Board meeting as written. The motion was unanimously carried. Mr. Andarawis abstained.

11/25/25

Public Hearing:

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

SBL: 272.-1-27.11 Applicant proposes to subdivide and redevelop the site with a new quick serve restaurant with drive thru and a new coffee kiosk with drive thru, 811 Rt 146, Zoned: TC6 - Boulevard Zone Status: Revised Preliminary Applicant: Hospitality Syracuse, Inc., Consultant: Bohler Engineering – S. Burden Last Seen On: 08/12/2025

Ms. Bagramian explained the review and approval process to those present, stating that the Board was required to render a determination pursuant to SEQRA (State Environmental Quality Review Act) prior to conducting a public hearing on this application. She explained that the Planning Board would assume Lead Agency status for the project and issue a negative declaration as a “formality” which neither granted nor implied approval of the subdivision application. Should it be determined that additional environmental review is required, SEQRA discussions will be reopened and a decision would be rendered when deemed appropriate.

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

Ms. Bagramian called the public hearing to order at 7:04 p.m. The Secretary read the public notice as published in the Daily Gazette on November 15, 2025.

Consultant/Applicant Presentation:

Sam Burden stated he is here tonight with Mike McCracken and Larry Adler. He stated since August a TAC meeting was held and they were working on updating the project. Mr. Burden stated they responded to the letter from MJE and they have a full site plan and all documents are 80%-90% completed. Mr. Burden stated they submitted plan before going to the TAC and took the comments from the TAC meeting and made a full site plan with the full building footprint based on the feedback that was given. Mr. Burden stated they have listed all the required waivers they are looking for with the approval as well. He stated site specific architecture is 75%-80% complete and changes to the exterior include the addition of arborvitae around the trash enclosures, and rear of the enclosure for the 7Brew has been pushed back. Mr. Burden stated the front vestibule of the Taco Bell includes dual towers and the trees to be removed in the middle area have been relocated due to utilities, and additional trees have been added to other areas closer to the property line.

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.

11/25/25

Public Comments:

Anthony LaFleche, 21 Wheeler Drive, asked if there were going to be sidewalks on Route 146, Old Route 146 or Clifton Country Road and if so, how far back would they be. Mr. Burden stated they would be 5' back from the roadway. Mr. LaFleche stated that he is concerned that if the road were widened in the future and he wouldn't want to see the potential to have the sidewalks built then torn up. He asked if they could be moved back. Mr. LaFleche asked what species of trees would be planted. Mr. Burden stated there would be red maple as well as 2 other species.

There being no additional public comment, Ms. Fariello moved, seconded by Ms. Westrick, to close the public hearing at 7:18 p.m. The motion was unanimously carried.

Planning Board Review:

Ms. Bagramian stated that in the absence of Mr. Fantini tonight, Mr. Luke would be a voting member.

Ms. Bagramian stated that this plan is a major improvement for the flow of traffic internally and it should help keep cars off the road. She stated it is a better use of square footage and since this is a visible spot in the Town, it looks good.

Mr. Andarawis stated that this is a big improvement on what is there now. However, he also stated he is challenged with this being in the TC-6 zone. He stated it seems to reflect on the waivers that are needed. Mr. Andarawis stated 7Brew's vehicular use challenges the walkability of the community and if it was in the TC-1 zone he would have no issues with the application. Mr. Andarawis stated, it is a constrained site so he has no issues with the project itself, just the location.

Mr. Ophardt stated that he agrees with Mr. Andarawis's position but felt the applicants landscaping and architectural elements helped to mitigate his concerns. Mr. Ophardt noted the additions of a sidewalk, wrought iron fence with pillars, enhanced landscaping and tree planting all contributed to creating a more walkable environment for pedestrians where none had existing previously. Mr. Ophardt asked if there are all red maple trees being proposed along Clifton Country Road. Mr. Burden stated there is a mix of red maple, dogwood and magnolia for variety. Mr. Ophardt stated he liked the mature maple trees currently along Clifton Country Road Extension and asked if the applicant was going for different heights. Mr. Burden stated if the Board wants to see consistency, they could potentially change the plantings.

Mr. Martin stated he likes the variety of tree species because if some fail, others should remain viable. He asked if the Board could get a guarantee on maintenance of the required trees. Mr. Martin stated he knows red maples become thirsty in the formative years so he would hate to see them fail with long periods of no rain and asked if it is appropriate for a contingency for

11/25/25

adequate water. Mr. Burden stated he would have to check the plan details to verify they are meeting what the Town Code requires. Mr. Martin stated he would think the applicant would want to keep the trees viable if they are putting money into the site.

Ms. Bagramian asked if there are sprinklers. Mr. McCracken stated they plant sod not seed and hose bibs are going to be on the building, but no sprinklers are being proposed. He stated the applicant will make sure the trees stay viable.

Mr. Martin asked what would help to guarantee that the trees remain. Mr. Scavo stated there is a one year warranty with the Town. Mr. Martin explained how the growth of the trees in the first few years was vital and recommended the Board ask for up to a 3 year guarantee that if the trees fail they would be replaced.

Mr. Ophardt stated the plans currently show 2 - 10-inch diameter maples trees between the proposed 7Brew building site and Route 146 and asked whether they would be maintained. Mr. Burden referred to the TAC notes and stated that the pine tree would be removed and replaced with another, while the two maple trees along Route 146 would remain. Mr. Ophardt pointed out the proposed sidewalk along Clifton County Road Extension is shown as being half in the Town's right-of-way and half on the applicant's property. He inquired who would be responsible for the maintenance of the sidewalk. Mr. Burden stated the intent is for it to be a private sidewalk. Mr. Ophardt stated the applicant will need to provide the Town of Clifton Park with an easement for public access to the sidewalk. Mr. Scavo stated the Town will not help with sidewalk if it is on private property, however, private owner tends to take good care of their property. Mr. Martin state that the applicant and Mr. Scavo should consult with the Town's Attorney on this matter. Ms. Fariello state the applicant should consider relocating the sidewalk so that it is entirely on their property. Mr. Scavo stated they had investigated this option, but there were some underground utility concerns. He stated they could investigate getting a permit for this.

Mr. Ophardt asked about the placement of the bicycle rack across the parking lot from the proposed entrance to Taco Bell. He pointed out that bicyclists prefer to have their bicycle secured near the front entrance to the building. Mr. Burden stated they investigated several locations closer to the building site but had concerns over cyclists not using it properly and bicycles blocking the sidewalk to the building entrance. Mr. Burden stated there is also a grade change there.

Final Planning Board Decision has been added to the minutes on the final page

Old Business:

None

11/25/25

New Business:

None

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.

No public comments.

Mr. Luke moved, seconded by Ms. Fariello adjournment of the meeting at 7:48 p.m. The motion was unanimously carried.

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

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

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

Review Comments by Permit#

Permit Number: SUP25-000019

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo		No wetlands, streams, or floodplains indicated.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo		Work within ROW subject to Town Highway permit and NYS DOT Highway Work Permit.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo		SWPPP compliance required during construction.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo		No historical or current records indicating mention of hazardous materials or sensitive habitats present or adjacent to the project site.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo		Based on the above information I have provided a Draft SEQR Notice of Non-Significance and a completed SEAF Parts II & III for the Planning Board's consideration for adoption.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SUP Review	Scott Reese	10/30/2025	This Special Use is permitted per Town Code 208-22 4. A identifies a drive thru restaurant as a special use pursuant to chapter 208-22 5 G. Restaurant establishments with drive-thru services shall locate such service at the rear of the building and screened from view as directed by the Planning Board. Drive-thru

							facilities are encouraged to utilize one curb cut where possible.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Planning Board will close SEQR before opening the public hearing required for both the special use permit and subdivision applications.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Public Hearing for Special Use Permit and Subdivision will be scheduled upon submitting a new permit to appear before the Planning Board for Preliminary and Final consideration on pending applications.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Site Plan consideration for preliminary and final will also be considered.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Saratoga Co. Planning Board issued a recommendation that the project has no inter community or county wide impacts.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Respond to technical comments raised in writing by MJ Engineering and any offered by Town Staff.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Finalize the Form Based Code requirements checklist with required/provided columns so at the Planning Board Meeting the waivers authorized to be issued by the Planning Board are clearly documented for the record.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Finalize architectural drawings and elevations to be attached to the final site plan, and special use permit for stamping purposes, once approved.

		(Taco Bell & 7Brew)					
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Ensure the assigned postal verification number of 813 NYS Route 146 is shown and labeled for the Taco Bell lot and 811 NYS Route 146 is shown and labeled for the 7-Brew lot on the site plan and subdivision plans
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Verify the constructability of the sidewalk plan and detail as proposed, specifically resolve any utility conflicts (i.e. catch basin or light pole) that may conflict with the design location as shown.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Postal Verification	John DeSimone	11/07/2025	Please reference and follow approved postal verification in documents
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	ECC Review	Scott Reese	11/20/2025	See ECC comments in SPR25-000037
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Stormwater Review	Scott Reese	11/20/2025	See stormwater comments in SPR25-000037
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Zoning Plans Review	Scott Reese	11/20/2025	See zoning comments in SPR25-000037

Review Comments by Permit#

Permit Number: SPR25-000037

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	Planning Director Plans Review	John Scavo	11/04/2025	In a Letter dated September 19, 2025 the Saratoga Co. Planning Board offered a recommendation noting that the project will have no significant county-wide or intercommunity impact.
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	SEQR Review	John Scavo	11/04/2025	Need to finish SEQR review prior to opening public hearing.
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	Postal Verification	John DeSimone	11/07/2025	Please reference approved postal verification in documents
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	ECC Review	Scott Reese	11/20/2025	The ECC recommends that the applicant provide a comprehensive traffic study that incorporates the already increased volume of traffic precipitated by the new businesses and proposed businesses in this area. The ECC notes that other communities where drive through coffee businesses (7Brew) have been implemented have experienced significant traffic volume increases. Historically, Taco Bell has experienced significant traffic volumes. This project will invariably result in additional traffic volumes on top of an already congested site. It is critical that a study be performed to understand the impacts on the Old rt 146 intersections direct adjacent to the project site. Additionally, accidents have been reported at the intersection of NY Rt 146 and Clifton Country Road creating a higher risk area.
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial	Site Plan	ECC Review	Scott Reese	11/20/2025	The ECC observes that there is a significant loss of greenspace in an area that already lacks greenspace. Per the Town Center "This

		Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Review - TAC				boulevard is designed to showcase the large lawns, shade trees, planted medians and a multiuse path as a "park like" setting fronted on either side by continuous shop fronts and sidewalks." This project currently does not accomplish this objective. The ECC emphasizes the need for shade trees and therefore recommends transplanting the existing mature Maple trees along the proposed sidewalk area by Clifton Country Road. A preservation of these mature trees is consistent with the Town designation as a Tree City USA community.
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	ECC Review	Scott Reese	11/20/2025	The ECC notes that there is an island between the two establishments and recommends utilizing this space to provide additional greenspace with the planting of native shrubs. This will also provide a traffic buffer measure clearly demarcating the entrance and exit lanes of the two establishments.
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	Zoning Plans Review	Scott Reese	11/21/2025	The applicant has listed several non-compliant dimensional standards for proposed development on Sheet C-103. The Planning Board has the authority to modify dimensional standards Per Town Code Chapter 208-21 (3.)
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	Stormwater Review	Scott Reese	11/21/2025	Provide written responses to the individual comments in MJ Engineering letter dated October 3rd, 2025.