

12/9/25

Town of Clifton Park Planning Board
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PLANNING BOARD

DENISE BAGRAMIAN
Chairwoman

VIDA SHEEHAN
Attorney

PAULA COOPER
Secretary



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

Planning Board Minutes
December 9, 2025

Those present at the December 9, 2025 Planning Board meeting were:

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

Those absent were: D. Bagramian

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

In the absence of Chairwoman Bagramian, Mr. Ophardt will be leading the meeting tonight.

Mr. Ophardt called the meeting to order at 7:00 p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Mr. Ophardt stated in the absence of Ms. Bagramian, Mr. Luke will be a full voting member tonight.

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Minutes Approval:

None

Public Hearing:

#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops) SUP & Site Plan

SBL: 272.-1-49.1 Proposed 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 Last Seen On: 10/28/2025

Mr. Ophardt 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. He 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 Special Use Permit application. Should it be determined that additional environmental review is required, SEQRA discussions will be reopened and a decision rendered when deemed appropriate.

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

Mr. Ophardt 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 29, 2025.

Consultant/Applicant Presentation:

Ray Myers indicated his presence this evening is to discuss outdoor storage. He explained that access will be via the existing fire lane entrance, and the area at the rear of the property will be designated for storing boats prior to sales and service. He explained that the applicant would establish 10-foot no-disturbance zones along the highway, with a row of evergreens for screening. Mr. Myers added that evergreen shrubs are planned for Clifton Park Center Road, but due to a water line easement in the area, no trees will be planted there. He stated that they would add a sidewalk along this area as well.

Staff and Professional Comments:

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

Public Comments:

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No public comment.

There being no public comment, Ms. Westrick moved, second by Mr. Luke, to close the public hearing at 7:08 p.m. The motion was unanimously carried.

Planning Board Review:

Mr. Ophardt asked if the trees along Clifton Park Center Road could be closer to the roadway. Mr. Myers indicated that the trees could not be relocated, as the project occupies exactly one acre and therefore requires their preservation. He stated that if they get approval to move the trees they would. Mr. Ophardt stated he likes the proposal to the west/northwest but is concerned about the visibility on Clifton Park Center Road and asked what the height and locations of the boats and trailers and they may still be visible. Mr. Myers stated the shrubs would be 6'-8' tall and they cannot do any street trees. He stated the shrubs are an evergreen species and are planted 2'-4' on center and will grow into each other along the highway; no fencing is being proposed and the boulders are still on the plan. Mr. Ophardt asked if there are spruces being proposed on Clifton Park Center Road. Mr. Myers stated that they may be able to do shade trees with smaller bases.

Mr. Martin stated he appreciates the applicant adding trees to the buffer and asked what the species of the 8 remaining trees are. Mr. Myers stated they are all about 8'10' leaf trees but he does not know the species. Mr. Martin asked what the criterion is for removing the other trees. Mr. Myers stated they are using dimensional criteria. Mr. Martin asked if the conifers would be replacing the removed trees. Mr. Myers stated they would be and they are beyond the 10' buffer. Mr. Martin stated that the highway zone requires emphasis on architecture with increased tree buffers on the frontage. He stated that removing the trees is inconsistent with the zone. Mr. Myers acknowledged that trees are being removed but he stated they will grow back and create a full buffer with evergreens.

Mr. Andarawis asked how much of a buffer is outside of the property boundary to the highway. Mr. Myers stated there is 10' with some vegetation present. Mr. Andarawis stated then it would be 20' of undisturbed vegetation total. Mr. Myers confirmed. Mr. Andarawis stated that visuals from Clifton Park Center Road and from the Northway would be helpful. Mr. Martin agreed they have been helpful in the past. Mr. Ophardt asked if the applicant would be willing to provide this. Mr. Myers stated they would. Ms. Westrick stated she also agrees with visuals and stated adding a few street trees would be helpful as well.

Mr. Ophardt asked if the bushes on Clifton Park Center Road would be continuous. Mr. Myers stated it would be from the fire lane to the end of the property. Mr. Ophardt asked if it would be the same vehicles as there are parked now behind Homewood Suites. Mr. Myers stated he does not know about them. Mr. Ophardt expressed that he does not want anything to interfere with

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Clifton Park Center Road. He asked if there are any other ways to enhance the property's visibility without reducing the necessary space for storage.

Mr. Martin asked Mr. Scavo if on-site temporary storage containers were ever approved for Bass Pro by the Planning Board for use along Clifton Park Center Road, as he does not recall such approval and has noticed storage containers there. Mr. Scavo acknowledged their presence at and that the Planning Board had not approved them in the site plan. He said they would leave in a few weeks; this is a temporary location where a lot of merchandise has been sold during the holiday season and the temporary containers have assisted with limiting merchandise deliveries to evening hours. He stated Bass Pro has been working with the Fire Marshall to not block emergency services and were designated in an area previously noted for boat displays. Mr. Martin stated this feels like a piecemeal solution to a long-term problem and he stated he does not foresee the temporary storage going away and Bass Pro needs a long term plan. Mr. Scavo stated the possibility of the company speaking to the Town Board to resolve this issue. He noted that other businesses face this issue too, and temporary permits have been discussed.

Public Hearing:

#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)

SBL: 264.-3-5.1 Proposed 5 MW Cooley solar project. This is a preliminary plan submission, Mac Elroy Rd, Zoned: CR - Conservation Residential, Status: Preliminary Applicant: DG Cooley, LLC Consultant: Madison Energy Infrastructure - B. Chan Last Seen On: 09/09/2025

Mr. Ophardt 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. He 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 Special Use Permit application. Should it be determined that additional environmental review is required, SEQRA discussions will be reopened and a decision rendered when deemed appropriate.

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

Mr. Ophardt called for a vote as Mr. Martin raised questions regarding the SEQRA application.

Roll Call:

Ms. Westrick – No

Ms. Fariello – Yes

Mr. Andarawis – Yes

Mr. Ophardt – Yes

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Mr. Martin – No

Mr. Fantini – No

Mr. Luke – No

Mr. Ophardt said the Negative Declaration vote did not pass and requires more review. The public hearing cannot open, but the applicant may still present to the Board and get feedback.

Consultant/Applicant Presentation:

Billy Chan stated he is here tonight with Jessica Gerber. He stated that they have provided tonight an updated submission with a revised site plan as well as a SWPPP and a letter from DEC. Mr. Chan identified the no jurisdictional wetlands on a map resented as well as those under DEC. He stated they are proposing a 100' buffer. He stated the landscaping has been brought inward to the project to keep in the CR zoning and species are indicated on the plan including shrubs, trees, and flowers. He said evergreens would be placed to the north and south, with landscaping in three layers. He stated the plantings are those that are known to thrive in the Clifton Park area and wetlands. Mr. Chan stated there are over 700 different plants proposed and visual analysis have been provided at 1, 5 and 10 years and this includes perspectives from the neighboring properties. Mr. Chan mentioned that National Grid will need a third pole, which is not indicated on the existing plans.

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.

Mr. Fantini let all in attendance know that if they wish to speak about this or any other application they can do so during the Public Privilege time at the end of the meeting.

Planning Board Review:

Ms. Fariello stated at the last meeting it was mentioned that there would be a 50% chance of battery storage on this site. Mr. Chan stated at this time there is no battery storage. Mr. Martin requested that no battery storage be allowed on the site, now or in the future.

Mr. Martin asked how many acres this project comprises. Mr. Chan stated there is 105 acres total. Mr. Martin asked where the wildlife passages would be. Mr. Chan stated it would be on the bottom of the fence with a 6" gap. Mr. Martin stated this was not satisfactory and stated that mega-fauna would be barred from the site and how they would interact with the site in the future

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as there is no passage larger than 6". Mr. Chan said they cannot access the enclosed solar array improvement area, but barbed wire is not planned at the top of the fence line.

Mr. Andarawis noted that, during the previous meeting, the Board requested alternative locations on the site, and currently, the project does not align with the requirements of the CR Zone 208-16. He stated that they are using most of the tillable land. Mr. Andarawis stated that it seems problematic with the GEIS adopted in 2005 as this location and specifically called out in the 'Western Clifton Park GEIS findings statement attachment A' as an area of visual significance. Mr. Andarawis stated which area he was referring to, stating location, not buffering is the problem and read from the code 208-79 Part E(d). Mr. Andarawis stated he believes this is not the right location for this project.

Mr. Martin stated he has been around for all of the other solar projects in the Town this one is unique from all of the other sites and is in close proximity to residences. He stated this site was recently farmed and asked if it was considered a visual resource area and if it was then there should be more than visual buffering. He stated other concerns are with the wildlife connectivity. Mr. Chan stated they have looked at many other sites and went down to 4 possible and this one was able to interconnect with the utility company. He stated they looked at relocating on the site but the DEC wetlands restrict them.

Mr. Ophardt mentioned that he has seen similar situations before, where the site was divided so that the development could be moved back and placed on both sides of the wetlands. Mr. Chan said the wetlands border a waterway, with just 1-2 acres of buildable land to the east.

Mr. Martin stated that the scale and intensity of the project in this area is a concern.

Mr. Andarawis stated that if this is the only and best location on the site for the project, perhaps this is not the right location for it.

Ms. Fariello stated in September the Board has asked the applicant to look at decreasing the number of panels and to put a 100' buffer around the site. Mr. Chan stated the site is pretty constrained and not much more can be done but there is a 100' buffer.

Mr. Scavo explained that Part II of SEQRA must be completed before a decision can be made. He said the Planning Board wants the applicant to explore alternate panel locations on the site, create corridors, and assess impacts on neighboring properties.

Mr. Martin stated the applicant needs a more balanced plan which addresses community concerns and visual impacts. Mr. Martin asked why the applicant is still looking at only one large continuous block of panels for the site rather than looking at breaking it up into several smaller blocks. Mr., Chan stated the project is constrained with setbacks and ground cover ratios that that they are currently at. Mr. Martin asked if 5kW was the only feasible way to meet the

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expectations of the project. Mr. Chan stated he is happy to look at this but he is skeptical. Mr. Martin stated none of these comments are new and have been around since the first submittal.

Mr. Andarawis asked the applicant to investigate the feasibility of crossing the stream.

Ms. Fariello stated she understands battery storage is not being proposed here yet but what space is needed for this if there is a need in the future. Mr. Chan stated it would need less than 5 acres, but it not designed for battery storage. Mr. Andarawis stated the applicant must resubmit an application for battery storage in the future

Ms. Westrick asked if they would fill in all wetland boundaries . Mr. Chan stated that realistically to the south they could but DEC would not allow for this.

Mr. Scavo stated that before issuing a positive declaration for SEQRA, the Board should give the applicant time to evaluate the impacts within SEQR Part II.

Public Hearing:

#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street

SBL: 264.-3-94.1 Proposed 4 lot residential subdivision, 924 Main St, Zoned: R1 – Residential
Status: Revised Preliminary Applicant: Country Club Golf LLC Consultant: Environmental
Design Partnership – J. Dannible Last Seen On: 06/24/2025

Applicant requested the hearing be postponed until January to allow time to update and submit SEQRA Form and Restorative or Mitigation Planting Plan.

Old Business:

None

New Business:

#2025-050 824 Main Street Flex Space Site Plan

SBL: 264.-3-24.1 Proposed Flex Space, 824 Main St, Zoned: B3 - Neighborhood Business
Status: Concept Applicant: J. P. Miciotta, Consultant: ABD Engineers – J. Hitchcock, Jr

Consultant/Applicant Presentation:

Luigi Palleschi stated he is here tonight on behalf of Gemini Electric. He stated the business has been around for 25 years and is located on Ushers Road on the old Little Falls Lumber yard. Mr.

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Palleschi stated they would like to demolish the existing buildings and construct 3 new buildings to be able to expand their business. He stated there would be one main building which would be 2 stories which would be for the electrical business and have flex space on both ends. Mr. Palleschi stated the 2 auxiliary buildings would be for flex space to rent out. He stated tenants would have overhead doors and parking would be 69 spaces around the building, 35 are required. Mr. Palleschi stated there would be circulation around the buildings to help accommodate large trucks. He stated the tenants are currently unknown but the electrical business currently has 25 employees and 5 full time on the site. He stated that required trainings are done on site and this is why there is more parking. He stated small contractors could have the opportunity to have more than one vehicle on the site and they are willing to work with the parking, and there may be outdoor storage for trailers. Mr. Palleschi explained that the property is in the B-5 Zone, so all setback requirements are being followed according to code, and there is 37% green space as indicated in the plan. Mr. Palleschi showed building elevations for the main building and stated the smaller buildings would look similar. Mr. Palleschi stated comments have been reviewed and since the building is over 35' emergency access and parking will be addressed. He stated that they believe that they are in compliance with 300' of frontage but if this is found to be too much they will ask for a variance. He stated the existing storm pipe drain from the pond will be looked at for locations and could possibly be moved if necessary. He stated that MJE SEQRA comment can be addressed and asked if the code they are referring to could be clarified. Mr. Palleschi stated ADA parking can be addressed and they are looking for feedback tonight from the Board.

Staff and Professional Comments:

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

Public Comments:

No public comment.

Planning Board Review:

Ms. Fariello asked why if the main building is the focus, why would it be to the back of the site. Mr. Palleschi stated it has to do with the angle of the property lines and setbacks that are required. He stated that the office of the owner would have a better view in the rear of the property as well. Ms. Fariello asked if they could have a rendering of the auxiliary buildings as well. Mr. Palleschi stated they would look similar to the sides of the main building but with the garage doors in the front instead of the sides.

Mr. Ophardt asked what the size of the flex spaces and offices would be. Mr. Palleschi stated the office and indoor storage would be about 190' or a 55'x32' space, so a typical 1,500-2,000 sf space. Mr. Ophardt asked what the green space to the rear and the garage doors would be used for. Mr. Palleschi stated this would be for the owner's "toys" and it is not the intent to have a

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drive through for the building and no paving would occur in the rear. He stated that he can clarify this on the plans.

Mr. Andarawis stated the B-3 zone has limited and descriptive flex space. Mr. Palleschi stated that they are aware of this and the B-3 restriction and he will make sure this is passed on to the applicant.

Mr. Martin referred to Chapter 208-40 for the B-3 zoning code for plantings and landscaping. Mr. Palleschi stated they are focusing on the front landscaping but this is still a work in progress.

Mr. Ophardt asked who owns the covert. Mr. Palleschi stated Country Club owns it but when the application progresses they can figure out what needs to be done with the culvert.

Ms. Fariello stated she would like to see visuals for the flex space.

New Business:

#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)

SBL: 250.-2-49 Proposed 2 story warehouse with second floor mezzanine, 103/105 Wood Rd
Zoned: L2 - Light Industrial 2 Status: Concept Applicant: N/A, Consultant: Empire Engineering, PLLC – C. Longo

Consultant/Applicant Presentation:

Chris Longo stated he is here for XAR development for an application on the east side of Wood Road on the northern portion towards Round Lake. He stated the site is currently serviced by a well and septic and is part of a past subdivision and would like the site shovel ready. Mr. Long provided a visual concept with one building and a loop around the stated the parcel is shallow and a loop is preferred with 2 accesses instead of one with a turnaround. He stated the building is at the front setback line and there are wetlands of site and they are trying to avoid the area near them. Mr. Longo stated to the north is a loading area and to the south is client parking. He stated a full SWPPP will be needed as they would be disturbing more than one acre. He stated they are trying to stay within the original confines and a total impervious area of 0.63 acres to stay within the prior SEQRA approval.

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:

Mr. Andarawis stated he understands why the circulation is needed and makes sense but a visual with one curb cut would also be helpful.

Mr. Ophardt asked what the applicant foresees for this property. Mr. Longo stated it would be used most likely for light industrial or flex space. He stated second floor may be a contractor office and storage may be downstairs. Mr. Ophardt asked how many bays would be on the building. Mr. Longo stated they have given enough room for backing in and they have 3 bays proposed but may go down to one to reduce impervious space. Mr. Ophardt stated it does look to be a lot of pavement on the site and asked what size trucks would be coming here. Mr. Longo stated most likely pickup trucks with a trailer so 40'-50. He stated he can show a potential turn around as well. Mr. Ophardt asked if the building would be used for storage or if vehicles could go in as well. Mr. Longo stated he is unsure; they want this to be shovel ready and possible flex storage. Mr. Ophardt asked the applicant to come back with site plans for both one and two access ways.

Mr. Andarawis stated 2 accesses make sense but they need to look at what will work as well. He stated he has no specific concerns but he needs to see both layouts. Mr. Longo stated they are in early stages so adjustments can be made. Mr. Ophardt stated they need to see both.

Mr. Rich Craver from the Jonesville Fire Dept. stated the department would rather see 2 access ways especially since the site has no public water access.

Discussion Items:

1 year approval extension for project #2024-015 Route 9 Convenience Store w/Fuel

Mr. Scavo stated there are no changes to the project; they are facing challenges with the fuel tanks and supply issues.

All Board members present voted in favor to the extension. The motion was passed

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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Sean Murphy, 686 MacElroy Road, stated he is here to speak of the proposed solar farm. He stated the environmental impacts on wildlife there is a lot and there is larger species of wildlife such as deer, turkey, and coyotes that this land would not be accessible to. He stated that the last meeting it was mentioned that a complete surround access road should be on the plans and he still does not see this on the plans. He stated that work has not been done but there are trailers parked on the road and making the turn blind. Mr. Murphy stated the wetlands in the southeastern area of the property have been very wet in years past. Mr. Chan stated the trucks on the road are for surveying only.

Eleanor Bullock, 717 MacElroy Road, stated she has lived in the farm house for over 30 years and it used to be owned by the Stryker family. She stated the current property the proposed solar farm is talking about has been continuously farmed over the years and there are 4 other fields other than this one. She stated that her concerns for the solar project would be losing valuable farm land as well as the impact on the wildlife that utilize them. Ms. Bullock stated MacElroy Road is a busy road and cars frequently travel it at all times of the day. She stated she does not feel this is the right place for a solar farm.

Paul Unter, 860 Route 146A, stated he is not for the sola project on MacElroy Road. He stated it is not the right project for the area and hopes the Town understands.

Ann FlowerStitt, 684 MacElroy Road, stated it is good to see the Board has the same concerns as the residents when it comes to the solar farm on MacElroy Road. She stated the buffer for the wetlands are 100' for DEC and only 50' for the non-jurisdictional. She stated that she also echoes the concerns brought up by Mr. Murphy such as the wildlife. She satisfactory of the land being farmed and stated it is still premium farm land with a history that should be preserved. Ms. FlowerStitt stated she has seen health warnings for high voltage areas but does not know specifics of it. She stated she has a pacemaker and she does not want to worry in her own home. Ms. FlowerStitt stated she thinks the applicant needs to be at least 50' from the boundaries and the panels should be 100' from the boundaries.

Jane Monast, 691 MacElroy Road, stated that she sees the field the solar farm is proposed on every day and that there is a lot of wildlife that cross the property. She read the definition of the CR Zone and stated that it needs clarification as it does not address solar farms and she feels they are light industrial. She stated that with the planting plan it will take 10-20 years for the solar fields to be hidden.

Michael Murphy, 686 MacElroy Road, stated he recently had a stroke and asked for more time. Mr. Murphy read from a letter he had written to the Planning Board. The letter is attached to the minutes in regards to the solar farm.

Rich Craver, 32 Canterbury Road, stated the solar farm on MacElroy Road has operational challenges for firefighting. He stated Rolling Meadows is 1,000' away and the next closest

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hydrant is 3,000' away and it would take a while to access them. He stated they always ask for 2 ways into the property and a 20'-25' road with multiple exits and turn a rounds. He stated they would most likely be asking for aide for brush trucks as well. Mr. Craver stated last year there was a fire in Castleton and another in Alplause and it took several hours to contain. He stated that runoff would go to the Cooley Kill and this would cause pollution.

Daniel Mathias, Chairman, Clifton Park Elks, read from a letter he submitted about the solar farm on MacElroy Road. The letter is attached to the minutes.

Lenny Casper, Jonesville Fire Dept. Commissioner, stated that response time has been talked about and is absolutely correct about the solar farm project. He sated the road is not very wide and larger trucks will have a hard time and water would have to be moved from truck to truck. He stated that he also belongs to the Elks and stated the wind comes through the area and would cause rapid spread of wildfires. Mr. Casper explained the wind challenges and dangers, stating the flag at the Club has had to be replaced due to wind damage. Mr. Casper stated he is on the Town Open Space Committee and Veteran's Park is a treasure that is utilized by the community.

Loyd Gewuerz, 10 Tipperary Way, stated he is here tonight about the solar farm and stated he believes the applicant is asking for too much in the CR zone for something that is not permitted. He stated people move places based on the zoning and this is telling residents that where they live can change. Mr. Gewuerz stated the drainage there is poor and there are alternate sites on the property that are not wetlands. He stated cutting trees to save roadsides doesn't make sense and wouldn't fix the issues with fire and wildlife.

Anthony LaFleche, 21 Wheeler Drive, stated he emailed the Planning Department and asked if it was received. Mr. Scavo stated it was received. Mr. LaFleche requested that it be distributed to the Board. The letter will be attached to the minutes

Ms. Fariello moved, seconded by Ms. Westrick, adjournment of the meeting at 9:48 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on January 13, 2026.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

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

Review Comments by Permit#

Permit Number: sup25-000020

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Open Space Plans Review	Jennifer Viggiani	12/01/2025	Recommend extending the proposed new concrete sidewalk along Clifton Park Center Road along the entire parcel frontage to connect to the pedestrian destination of Stewart's Shops next door. The Stewart's Shop driveway is also on this Tax Parcel 272.-1-49.1. Please show the full tax parcel for the Planning Board to see the full context and close proximity of the Stewart's driveway on the southern end of the frontage for 272.-1-49.1. It is potentially likely that any future additional use of tax parcel 272.-1-49.1 would consider using the existing shared driveway access for Stewart's so extending the sidewalk would be a public benefit that would have lasting benefits with a full connection to the next door destination.
25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	ECC Review	Scott Reese	12/05/2025	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. See 208-21. 1. (5)
25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	ECC Review	Scott Reese	12/05/2025	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	SUP25-000020	#2025-043 412 Clifton Park	Special Use Permit - Preliminary	ECC Review	Scott Reese	12/05/2025	Per the "Exit 9 land use and transportation study "Executive Summary, dated December 2008, contains the following recommendation (page 98): "Surface

		Center Rd Boat and Atv Storage Lot (Bass Pro Shops)					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- 000020	#2025- 043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	ECC Review	Scott Reese	12/05/2025	The drawings refer to a Landscape Plan that in not included in the current submittal dated October 23rd, 2025. The applicant has asserted that they have exceeded what is required by the town code for screening. Without the drawings to refer to it is impossible to ascertain the validity of this statement. The Planning Board shall require this information to be provided prior to project approval. Applicant provided the landscape plan after the ECC met so they were unable to review the plans.
25- 001675	SUP25- 000020	#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	12/05/2025	Pursuant to Scott Reese, Zoning Administrator, accessory outdoor storage is allowed when integrated with the principal retail use with screening to minimize from public view.
25- 001675	SUP25- 000020	#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	12/05/2025	Ensure storage does not encroach into required landscaped buffers towards I-87 and Clifton Park Cener Road.
25- 001675	SUP25- 000020	#2025- 043 412 Clifton Park Center Rd	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	12/05/2025	TC-1 emphasizes pedestrian orientation and aesthetic consistency. Outdoor storage should be visually minimized and buffered.

		Boat and Atv Storage Lot (Bass Pro Shops)					
25-001675	SUP25-000020	#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	12/05/2025	Prior Planning Board Concerns (10/28 Minutes) â Visibility and Aesthetic Impact: Board members expressed concern about the lot's visibility from public areas and its effect on the Town Center character. â Screening: Strong preference for enhanced landscaping and fencing to soften views. â Stormwater: Questions regarding drainage and gravel surface management. â Circulation: Discussion on driveway access and maintaining emergency routes
25-001675	SUP25-000020	#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	12/05/2025	The applicant indicated willingness to provide screening and has added plantings include Spruce trees while maintaining circulation at the primary store and for emergency services. The applicant is hopeful the current revised plan should address these concerns.
25-001675	SUP25-000020	#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	12/05/2025	The applicant has added ten black hill spruce trees (very cold weather tolerant species) to provide year-round screening using mitigate visual impact from I-87.
25-001675	SUP25-000020	#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	12/05/2025	Traffic & Circulation: The storage area does not appear to impede internal circulation or emergency access. The proposed modifications maintain clear pedestrian pathways.

25-001675	SUP25-000020	#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	12/05/2025	Signage: No additional signage on storage fencing without additional Town review and approvals.
25-001675	SUP25-000020	#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	12/05/2025	Lighting: All lighting should be downward-directed and shielded to prevent glare.
25-001675	SUP25-000020	#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	12/05/2025	No additional concerns or comments
25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Postal Verification	John DeSimone	12/05/2025	No additional comments or concerns
25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	12/05/2025	The applicant has provided an updated SWPPP to amend the current coverage for the Bass Pro Shop that includes the expanded storage area. The applicant shall address the listed items 17-20 from the MJ

		Atv Storage Lot (Bass Pro Shops)					Engineering review letter dated December 3rd, 2025.
25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	12/05/2025	Test holes and percolation tests data was provided to support the use of infiltration as a stormwater management practice.
25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	12/05/2025	The applicant should state how the infiltration practices meet the one-foot minimum freeboard for the practice.
25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	12/05/2025	Provide a Pre & Post Sub-catchment map that corresponds to the Watershed Model Schematic.
25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	12/05/2025	Since the Pre-Developed Basin 1 is being reduced in size to to Post-Development Basin 3, the report should verify that the runoff volume from the I-87 will not backup along the shoulders of I-87. Applicant will provide updated hydrological information.

25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	SUP Review	Scott Reese	12/05/2025	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	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	12/05/2025	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	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	12/05/2025	Per Town Code Chapter 208-22.1 TC1 B. Parking and Encroachments the rear setback shall be 40-feet minimum including buffer of trees. The applicant is proposing a 20-foot buffer with more landscape screening than required by code. The Planning Board has the authority to modify dimensional standards Per Town Code Chapter 208-21 (3.)

25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	12/05/2025	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. The applicant has proposed a row of Prague Viburnum (grows 8 to 12 feet tall). The applicant should provide the minimum planting size on the plans.
25-001675	SUP25-000020	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	12/05/2025	Verify that the proposed application is meeting the minimum greenspace goal of 20%. The applicant is proposing 44% greenspace.

Review Comments by Permit#

Permit Number: sub25-000013

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	12/05/2025	The ECC requests the applicant provide a planting plan that will restore what was recently removed.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	12/05/2025	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.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	12/05/2025	The ECC requests the applicant to plant two new native mature tree plantings per lot as per Town Code. It is recommended that these plantings be along the property line but outside the grass swales.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	12/05/2025	The ECC recommends the applicant consider installing a multi-use trail along Main Street, to continue the existing sidewalk to the north.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Zoning Plans Review	Scott Reese	12/05/2025	Per Town Code Chapter A217-351 Establishment of district - "Lots 2, 4 and 5 shall continue to be zoned as Residential R-1," the residential subdivision is a permitted use. See attached document titled "Van Patten Golf Lot PDD Amendment Lot 5.pdf for location of lots.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	12/05/2025	Premature and Unauthorized Site Disturbance: Significant tree clearing and site disturbance have occurred within and beyond the proposed subdivision limits without Town authorization. This activity exceeds what was permissible for test pit investigations and appears to encompass the full subdivision footprint and possibly additional areas.

25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	12/05/2025	Premature and Unauthorized Site Disturbance: o These actions compromise the integrity of the State Environmental Quality Review Act (SEQR) process and the Planning Board's obligation as Lead Agency to take a "hard look" at potential environmental impacts. Premature disturbance constitutes segmentation, which is prohibited under SEQR and may invalidate the review completed to date.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	12/05/2025	Impact on Existing Conditions Analysis: The current subdivision submission fails to accurately depict existing conditions following the extensive clearing. The plans reference wooded areas and natural features that no longer likely exist, creating a misleading baseline for environmental review.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	12/05/2025	Impact on Existing Conditions Analysis: o An updated Existing Conditions Plan is required to reflect the actual state of the site post-clearing, including: i o § The extent of tree removal (species, size, and approximate acreage cleared). i o § Changes to topography, drainage patterns, and soil stability. i o § Any impacts to adjacent parcels and reserved areas.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	12/05/2025	Required Additional Information: The applicant must provide: A quantitative analysis of the area cleared without approval (in acres and percentage of project site).
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	12/05/2025	Required Additional Information: A revised Environmental Assessment Form (EAF) or, if warranted, an Environmental Impact Statement (EIS) addressing the unauthorized disturbance and its ecological consequences.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	12/05/2025	Required Additional Information: Mitigation measures for loss of mature vegetation and habitat, including potential reforestation or landscaping requirements.

25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	12/05/2025	If an EIS is required, a public scoping session should be scheduled to address community concerns raised during and after the clearing activities.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	12/05/2025	Procedural Implications: SEQR review cannot be completed until the above information is submitted and evaluated. Consequently, the Planning Board should defer opening the public hearing on the preliminary subdivision application until compliance is achieved and the Planning Board is in a position to complete the SEQR process and deem the subdivision for preliminary submission as a complete submittal.
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Fire Marshall Plans Review	John DeSimone	12/05/2025	No concerns at this time
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Postal Verification	John DeSimone	12/05/2025	Follow UPDATED Approved Postal Verification In Documents
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Stormwater Review	Scott Reese	12/05/2025	The property owner was given a Notice of Violation on September 23, 2025 and a Stop Work Order for clearing the property prior to obtaining a NYSDEC SPDES General Permit and a complete review of the SEQR by the Planning Board. The NOV is in the document folder. The following response update was emailed to the property owner on November 3rd, 2025. Notice of Violation dated September 23, 2025. 1. Remove the cut vegetation from the project site and stabilize soil and install erosion and sediment control measures throughout the disturbed areas. i. The cut vegetation was removed, but the soils have not been stabilized, and no erosion and sediment control measures have been installed. 2. Wetland delineation must be conducted

							<p>across all disturbed areas. If disturbances are found within regulated wetlands, enforcement action by the jurisdictional agency may follow. Additionally, the Parcel JD must be submitted to the DEC, and a response received. i. The town received an email from Kevin Weed, PLS, Environmental Scientist at Gilbert VanGuilder Land Surveyors, PLLC dated October 6th, 2025. Stating "It is my opinion that there are no wetlands on the property based on the sandy soils, and what remaining vegetation was visible." ii. The town is not aware if a Parcel Jurisdictional Determination Request Form has been submitted for this location at this time. A. The town has a plan titled "Proposed Subdivision Plan Country Club Golf, LLC at Concept Subdivision Plan", dated, 5-21-2014 show A.C.O.E. wetlands in this area. So, there is a discrepancy that should be verified. 3. Verify property boundaries with adjacent property owners to confirm no encroachment has occurred onto private lands. i. The town received a map titled "PUDD Reserved Area Country Club Golf, LLC," prepared by Gilbert VanGuilder Land Surveyor, PLLC, dated October 1, 2025. The map shows the boundaries, but the town has not received anything if there has been any encroachment onto neighboring properties. ii. The Town received an Existing Conditions Plan and Grading & Drainage Plan for this application that shows the existing vegetation still in place. 4. Resolve all violations before submitting or proceeding with any applications to the Town of Clifton Park Planning Board. The Stop-Work Order will remain in effect until all issues are addressed and cleared.</p>
25-000390	SUB25-000013	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Stormwater Review	Scott Reese	12/05/2025	<p>Provide the limits of disturbance pursuant to the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-025-001 at Appendix A - Definitions at Construction Activity(ies) include any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but not limited to, mechanized logging equipment</p>

Review Comments by Permit#

Permit Number: sol25-000003

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	Open Space Plans Review	Jennifer Viggiani	12/01/2025	FENCING: As observed in the visual simulation provided, the applicant shows high-security aesthetics of the 7-foot high fencing that arches outward at top foot -- and looks very high-security. Is this razor-type top of the fence really necessary? It reads as highly industrial in this natural, rural setting. The landscaping will take time to grow in, perhaps this can be simply 6 foot high fencing without the 45 degree outward arch with razor top aesthetics. The applicant should provide a detailed product specification for fencing to ensure the product ultimately supplied does not have angled razor top aesthetics. Second, does the proposed fencing accommodate for wildlife passage underneath the fence panels? What is the actual final height of the gap between the ground and the bottom of the fencing panels? Is the proposed 6 inches a sufficient allowance for animal movement through this solid block of 19 acres? Is there a profile showing the angled fencing details specification and design details for the Planning Board to review? Third, is the entire 19 acres for the solar footprint to be fully fenced? Will there be any other gap for animals to move through the site? I believe the Planning Board had considered smaller blocks of fencing at other locations. Has this been explored here?
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	SEQR Review	John Scavo	12/04/2025	Attached for your review are two documents related to the SEQR process for this application: 1. Draft SEQR Resolution â This resolution proposes the issuance of a Negative Declaration for consideration by the Planning Board. 2. Supporting Facts Sheet â This document outlines the rationale and provides detailed supporting information demonstrating that the Planning Board has taken the required "hard look" under SEQR. It explains the basis for concluding that the proposed action will not result in significant adverse environmental impacts, consistent with the Board's scope of review and authority under SEQR. Please review these materials

							in advance of the meeting so the Board can discuss and determine whether to adopt the Negative Declaration.
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	Planning Director Plans Review	John Scavo	12/04/2025	Attached please find my review comments and analysis regarding the Cooley Solar Project application for Preliminary and Final Site Plan Approval and Special Use Permit. The document outlines compliance with applicable Town Code criteria, site plan considerations, and recommended conditions for approval, including enhanced screening, soil restoration measures, and a decommissioning plan to maintain consistency with the Conservation Residential zoning intent.
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	Planning Director Plans Review	John Scavo	12/04/2025	Please review the attached comments in advance of the upcoming Planning Board meeting. Should you have any questions or require clarification, feel free to contact me.
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	Fire Marshall Plans Review	John DeSimone	12/04/2025	Fire access rendition meets all 2020 NYSFC requirements and local jurisdiction rule and regulations.
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	Fire Marshall Plans Review	John DeSimone	12/04/2025	A knox box will be required for Jonesville Fire Department please see pdf in documents. (Knox Box)
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	Postal Verification	John DeSimone	12/04/2025	Please read and follow approved postal verification in documents.
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	Postal Verification	John DeSimone	12/04/2025	During and after construction, site must have address posted at road clear and visible.

25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	ECC Review	Scott Reese	12/05/2025	The ECC notes that the site location of the proposed solar farm is in an area where the town has a significant open space and recreational facility investment (e.g. Veterans Park, Pickleball facilities, etc.). In addition, the project site abuts residential areas. For these reasons Mac Elroy Road is highly traveled highway. In order to maintain the aesthetics of the area consistent with the present uses. The ECC requests that the project implements a berm with associated plantings along Mac Elroy Road which will reduce the visibility of the solar farm from the highway and the adjacent uses. The ECC requests that the proposed range of plantings heights as delineated on the Planting Plan should be the at the maximum range as a minimum height.
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	ECC Review	Scott Reese	12/05/2025	The ECC requests a copy of the decommissioning plan and cost estimates for decommissioning.
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	SUP Review	Scott Reese	12/05/2025	This Special Use is permitted per Town Code 208-16 D. (3)(a)[22] identifies Tier 2 and Tier 3 solar energy systems, subject to the requirements of Article XIV and Article XVI as a special use pursuant to chapter 208-79. Before granting approval to any special use, the Planning Board shall determine whether the proposed special use will, among other things, satisfy the the considerations listed under 208-79 E. (1) (a-k).
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	Zoning Plans Review	Scott Reese	12/05/2025	This application meets Town Code 208-80 C. (2) Space and bulk standards for Tier 3 solar energy systems.
25-000829	SOL25-000003	#2025-028 MacElroy Rd Solar SUP & Site Plan (Stryker)	Solar Permit - Preliminary	Stormwater Review	Scott Reese	12/05/2025	Applicant to provide NYSDEC confirmation / validation of wetland boundaries and jurisdiction after the agency arrives for a site visit.

Review Comments by Permit#

Permit Number: spr25-000046

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/01/2025	Lot Area & Dimensional Requirements â Minimum Lot Area: 40,000 SF required; Provided: 185,894 SF â Compliant. â Minimum Lot Width: 150 ft required; Provided: Meets requirement â Compliant. â Building Height: 38 ft Proposed â Per Section 208-38 Height. For each foot the height of a building exceeds 35 feet, the offset from the side and rear property lines shall be increased by two feet.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/01/2025	Setbacks â Front Yard: 80 ft required; Provided: 80 ft â Compliant. â Side Yard: 20 ft required at 35' building height ; Provided: 26 ft at 38' building heightâ Compliant. â Rear Yard: 30 ft required; Provided: 36 ft at 38' building height â Compliant.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/01/2025	Lot Coverage & Green Space â Maximum Lot Coverage: 65%; Proposed: 62.9% â Compliant. â Minimum Green Space: 35%; Proposed: 25.2% â Non-Compliant. Additional landscaping or reduction in impervious area will be required to meet green space standards. The applicant should consult with the Town Zoning Administrator.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/01/2025	Parking Analysis â Required Spaces: 35 (calculated based on combined office and warehouse use standards). â Provided Spaces: 69 â Compliant, but significantly exceeds the minimum requirement. While compliance with minimum parking standards is achieved, the proposed provision of nearly double the required spaces warrants further justification. The applicant should provide a detailed rationale explaining the operational need for this surplus parking. For example, considerations might include: â Anticipated peak employee or tenant occupancy beyond standard assumptions. â Accommodation for company fleet vehicles or contractor vans. â Shared parking arrangements for multiple tenants with overlapping business hours. â Seasonal or event-based demand that exceeds typical daily use. Impact on Site Design: The substantial increase in

							impervious parking area directly contributes to the shortfall in meeting the minimum green space requirement of 35%, as currently only 25.2% is provided. This design choice likely limits opportunities for landscaping, stormwater infiltration, and aesthetic enhancements, which are critical objectives of the B-3 District standards. Action Required: <ul style="list-style-type: none"> • Submit a written parking demand analysis to justify the proposed quantity. • Explore design alternatives to reduce impervious coverage, such as: <ul style="list-style-type: none"> o Shared or consolidated parking strategies. o Use of permeable pavement materials. o Enhanced landscaping islands or green buffers within the parking layout.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/01/2025	Use Compliance <ul style="list-style-type: none"> • Proposed Use: Flex Office/Warehouse • Permitted in B-3 District. Multiple tenants and accessory storage are acceptable provided all uses remain consistent with B-3 permitted uses.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/01/2025	Stormwater Management <ul style="list-style-type: none"> • SWPPP: Required for 3.5± acres of disturbance; applicant acknowledges compliance with NYSDEC regulations • SWPPP review will continue as design plans advance with details necessary to ensure permit compliance.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/01/2025	Additional Notes <ul style="list-style-type: none"> • Lighting and landscaping plans appear conceptually adequate; preliminary and final details will be reviewed during additional site plan review submittals. Lighting should be down-directional and any wall mounted lighting fixtures to the exterior of building should be shown. • Removal of existing structures and pavement is noted; erosion control measures must be implemented per NYS standards.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/01/2025	Summary of Non-Compliance <ul style="list-style-type: none"> • Green Space: Increase to minimum 35% through design modifications or seek the necessary area variance before a preliminary plan application can be considered by the Planning Board.
25-001991	SPR25-000046	#2025-050 824	Site Plan Review -	Planning Director	John Scavo	12/01/2025	The proposed project is subject to Section 239 of General Municipal Law and will be referred to the

		Main Street Flex Space Site Plan	Concept	Plans Review			Saratoga Co. Planning Board for a recommendation upon receipt of the Preliminary Plan Application submittal by the applicant.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/01/2025	Prior to final site plan approval, the applicant must contact the Saratoga County Department of Public Works (DPW) to coordinate the issuance of a Right-of-Way (ROW) Disturbance Permit for any proposed construction activities or soil disturbance within the County Highway right-of-way. This coordination ensures compliance with County standards for work impacting public infrastructure, including roadway surfaces, drainage systems, and utility corridors. The applicant is responsible for obtaining all necessary permits and adhering to DPW specifications for restoration and safety measures.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	12/01/2025	Action Type: The action appears to be Unlisted, and based on current data does not appear to arise to or exceed Type I Action Thresholds.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	12/01/2025	The EAF Mapper indicates potential historic resource proximity â SHPO review initiated by the applicant through the SHPO CRIS System is recommended.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	12/01/2025	Possible regulated wetlands flagged â field verification required.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space	Site Plan Review - Concept	SEQR Review	John Scavo	12/01/2025	No Critical Environmental Areas identified.

		Site Plan					
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	12/01/2025	No endangered species or floodplain impacts identified.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	12/01/2025	Minor increase in traffic anticipated; site served by Main Street.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	SEQR Review	John Scavo	12/01/2025	The applicant should provide traffic generation analysis using ITE Standards based on use classifications to assist with completeness of a haredlook by the Planning Board for potential traffic impacts.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	12/04/2025	Engineered plans will be required for all permits
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	12/04/2025	Project would be viewed as a mixed-use building, all fire separations will be required based off construction type.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	12/04/2025	Knox box will be required for each building 3 total see knox box form in documents

25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	12/04/2025	all NYS Building and fire codes will need to be followed 2025 version
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	12/04/2025	Follow Approved Postal Verification in documents
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	12/04/2025	Follow fire lane detail (see fire lane detail in documents)
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	ECC Review	Scott Reese	12/05/2025	The ECC notes that the proposed Main Building is over an existing piped stream (Cooley Kill). The plan proposes that the pipe will be relocated. This relocation can not occur legally without proper NYSDEC permits. Furthermore the plan proposes a parking area to be located over the piped stream which will complicate maintenance of this feature in the future.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Postal Verification	John DeSimone	12/05/2025	Reference and follow proposed postal verification in documents
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Postal Verification	John DeSimone	12/05/2025	Postal verification will be finalized with Saratoga County Emergency Services upon final approval from planning board.

25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	12/08/2025	The proposed project will require a FULL SWPPP under General Permit GP-0-25-001.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	12/08/2025	The existing storm pipe that is proposed to be relocated transports the Cooley Kill. The Cooley Kill is a Class C Stream according to the NYSDEC Environmental Resource Mapper. Per NYSDEC it is not a Trout or a Trout Spawning Stream. Therefore, it is an "unprotected stream" that does not require a NYSDEC Permit. Per Town Code Chapter 208-69.1 (2) the Land Conservation (LC) the stream is a classified stream and requires a fifty-foot adjacent area (buffer) on each side of the outer bank of the high-water mark. Since this stream is piped, the buffer may not be necessary. The NYSDEC strongly encourages stream daylighting. The applicant shall discuss if this is attainable.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	12/08/2025	The relocated pipe will need to have the ownership and maintenance responsibility discussed and an easement may need to be established.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	12/08/2025	Attached to the documents is my letter to EDP, Re: Permitted uses for 824 Main Street.
25-001991	SPR25-000046	#2025-050 824 Main Street Flex Space Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	12/08/2025	This proposal is showing three establishments on the parcel. Per Town Code 208-7 Definitions and word usage - "Establishment - A building or structure in which or at which one or more businesses, trades, professions or occupations or any combination thereof is (are) conducted. Each office or room in such a building or structure or each section of such building or structure devoted to a business, trade, profession or occupation shall not be considered an establishment." Pursuant to Town Code Chapter 208-41 Group of

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Establishments "It shall be allowable to construct a group of establishments in accordance with an integrated site and architectural plan. Minimum land area for such consideration shall be five acres, with a minimum width of 400 feet at the building line." Since this parcel is less than five acres and location of two of the establishments is less than 400 feet, the applicant can either request an area variance or show just one establishment.

Review Comments by Permit#

Permit Number: spr25-000047

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/05/2025	Provide for wetland buffer signage and erosion controls prior to starting and during site work.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/05/2025	Consider the stormwater pollution prevention plan (SWPPP) with a future submittal for acceptance prior to granting preliminary and final approval consideration.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/05/2025	Provide for wetland buffer signage and erosion controls prior to starting and during site work.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/05/2025	Consider adding EV-ready parking spaces and green infrastructure enhancements for sustainability.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/05/2025	The applicant should ensure that the preliminary design plan with additional details demonstrates compliance with Section 208-66 of the Clifton Park Town Code titled, "Development Standards," which applies to projects located within the LI-2 Zoning District.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	12/05/2025	The applicant should provide written justification for the second curb cut request that may be granted under the Planning Board's discretion for the project file.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	SEQR Review	John Scavo	12/05/2025	Pursuant to the original SEQR documentation for the XAR Subdivision Application (Project #2005-063), this parcel was identified as Parcel G for evaluation under a build-out scenario to assess potential environmental impacts.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	SEQR Review	John Scavo	12/05/2025	The approved subdivision map indicates two proposed buildings: one measuring 35' x 100' (3,500 sq. ft.) and another 50' x 50' (2,500 sq. ft.), with an estimated combined footprint of 0.63

							acres for building and pavement. The applicant should confirm whether the current project remains at or below the anticipated 0.63-acre threshold.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	ECC Review	Scott Reese	12/05/2025	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.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	ECC Review	Scott Reese	12/05/2025	The lighting plan should be in compliance with International Dark Sky Standards and should include cut off shields as part of the design.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	12/05/2025	This parcel is located in the Light Industrial 2 (LI-2) Zoning District. Per Town Code Chapter 208-64 B. (6) Warehousing, public and private are a permitted use.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	12/05/2025	It appears that this application meets Town Code Chapter 208-65 Space and bulk standards.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	12/05/2025	Per Town Code Chapter 208-66 Development standards - There shall not be more than one curb cut per lot unless the Planning Board finds that traffic safety will be improved with the addition of another curb cut.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	12/05/2025	Future submissions shall cover Development standards B - F.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Stormwater Review	Scott Reese	12/05/2025	Future submissions shall show how this project adheres to NYSDEC Stormwater regulations and SPDES General Permit GP-0-25-001.
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Stormwater Review	Scott Reese	12/05/2025	The applicant will need to submit a Parcel Jurisdictional Determination Request Form to the NYSDEC and provide the agency's response.

25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	12/05/2025	Knox Box will be required see knox box form in documents
25-002059	SPR25-000047	#2025-051 103/105 Wood Rd Proposed Warehouse Site Plan (XAR)	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	12/05/2025	No other concerns at this time



December 3, 2025

Mr. Gavin Vuillaume
Environmental Design Partnership
900 Route 146
Clifton Park, New York 12065

Re: VP Golf Club 5-Lot Single Family Subdivision
Tax Map ID 264.-3-94.1
CP File: 2025-015
MJ File: 700.419

Dear Mr. Vuillaume:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) has reviewed the submission for the above referenced project. Documents received for our review included the following:

- Preliminary Plans (8 Sheets) titled "Subdivision of Lands for Country Club Golf, LLC" as prepared by Environmental Design Partnership, LLP, and last dated October 30, 2025.
- Stormwater Pollution Prevention Plan as prepared by Environmental Design Partnership, LLP, and last dated March 2025.
- eNOI for GP-0-25-001
- Comment response letter as prepared by Environmental Design Partnership, LLP, and last dated November 14, 2025.
- PUDD Reserved Area correspondence from Gilbert VanGuilder dated November 7, 2025.

Based upon our review of the above documents, we offer the following comments for consideration.

STATE ENVIRONMENTAL QUALITY REVIEW

1. The project scope has been revised down to four lots in lieu of five lots.
2. Correspondence from NYSDEC should be provided to confirm that there are no wetlands on the site.

SUBDIVISION

Cover Sheet

3. No comments.

Subdivision Plan

4. No comments.

Existing Conditions Plan





5. No comments.

Grading and Drainage Plan

6. Provide the limits of disturbance that has already occurred on the site.

Utility Plan

7. As noted in Comment 6 of our June 18, 2025 review, provide a note on the plan "Any work required within the County right-of-way shall be subject to any permitting from the Saratoga County Public Works (driveway, culvert, water service, sewer).

8. The final plans shall incorporate any technical comments issued by Saratoga County Sewer District No. 1 and Clifton Park Water Authority.

Erosion & Sediment Control Plan

9. As noted in Comment 8 of our June 18, 2025 review, provide a detail for the erosion control blanket.

Site Details

10. No comments.

STORMWATER POLLUTION PREVENTION PLAN

11. As noted in Comment 10 of our June 18, 2025 review, the SWPPP makes no mention of soil restoration. Pursuant to Section 5.1.6 of the NYSSMDM, soil restoration is a required practice applied across areas of a development site where soils have been disturbed and will be vegetated in order to recover the original properties and porosity of the soil. The required soil restoration is a function of the underlying soils where the disturbance is to occur pursuant to Table 5.2 found in Section 5.1.6 of the NYSSMDM.

The applicant shall provide written responses to all technical comments provided by Town staff and consultants as part of the next submission. Should you have any questions, please do not hesitate to contact me at (518) 371-0799.

Sincerely,

A handwritten signature in black ink, appearing to read 'Walter F. Lippmann', with a stylized flourish at the end.

Walter F. Lippmann, P.E.
Associate, Land Development Group Manager

ecc: Clifton Park Planning Board
John Scavo, Director of Planning



December 3, 2025

Mr. Billy Chan
Nextera Energy
700 Universe Blvd.E5E/JB
Juno Beach, FL 33408

**Re: MacElroy Road Solar & Storage SUP
Tax Map ID 264.-3-5.1
CP File: 2025-028
MJ File: 700.424**

Dear Mr. Chan:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) has reviewed the submission for the above referenced project. Documents received for our review included the following:

- Cooley Solar Project, 30% Civil Package as prepared by Tetra Tech, Inc., 29 sheets in total, dated November 14, 2025
- Comment response as prepared by DG Cooley, LLC, dated October 21, 2025
- Stormwater Pollution Prevention Plan (SWPPP) as prepared by Tetra Tech, dated November 2025.
- SHPO Correspondence dated October 14, 2025
- NYSDEC Natural Heritage correspondence dated August 21, 2025.
- Conservation Analysis as prepared by DG Cooley, LLC, dated August 15, 2025
- Visual Simulations as prepared by DG Cooley, no date

Based upon our review of the above documents, we offer the following comments for consideration.

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

SITE PLANS

Cover - C-001

2. No comments.

Construction Notes - C-002

3. No comments.

Construction Notes - C-003

4. No comments.

Existing Conditions & Demolition Plan - C-100





5. Previous submissions indicated the wetlands (W02001A & W02002A) in the northwest corner of the parcel adjacent to McElroy Road were isolated. Label the wetlands as such if this still applies.

Overall Civil Site Plan – C-200

6. It appears the perimeter fencing around the arrays in the southeast portion of the site is located within the 100-foot NYSDEC adjacent area. A permit will be required to perform this work.

Enlarged Civil Site Plan – C-201

7. It appears the perimeter fencing around the arrays in the southeast portion of the site is located within the 100-foot NYSDEC adjacent area. A permit will be required to perform this work.
8. The proposed driveways shall comply with the 2020 Fire Code of New York State. Written acceptance of the fire access shall be provided by the Fire Marshal. Additionally, a truck turn analysis shall be provided to confirm and document the turning movements of an emergency vehicle on the access road.

Enlarged Civil Site Plan – C-202

9. No comments.

Enlarged Civil Site Plan – C-203

10. No comments.

Enlarged Civil Site Plan – C-204

11. No comments.

Overall Grading and Drainage Plan – C-300

12. Indicate on the drawings any areas where solar arrays are installed on slopes exceeding 8%. For slopes of 8% or greater, gravel diaphragms shall be placed along the contours at the spacing intervals specified by NYSDEC to ensure proper sheet flow.

Enlarged Grading and Drainage Plan – C-301

13. A level spreader should be installed at the discharge end of the dry swale underdrain to prevent channelized erosion.
14. Indicate on the drawings any areas where solar arrays are installed on slopes exceeding 8%. For slopes of 8% or greater, gravel diaphragms shall be placed along the contours at the spacing intervals specified by NYSDEC to ensure proper sheet flow.
15. Provide spot elevations along the dry swale to verify that a minimum slope of 0.5% is maintained.



Enlarged Grading and Drainage Plan – C-302

16. Provide spot elevations along the dry swale to verify that a minimum slope of 0.5% is maintained.
17. Indicate on the drawings any areas where solar arrays are installed on slopes exceeding 8%. For slopes of 8% or greater, gravel diaphragms shall be placed along the contours at the spacing intervals specified by NYSDEC to ensure proper sheet flow.

Enlarged Grading and Drainage Plan – C-303

18. Revised Sheet number to be C-303, currently there are two C-202.
19. Provide maintenance access road to outlet structure.
20. Indicate on the drawings any areas where solar arrays are installed on slopes exceeding 8%. For slopes of 8% or greater, gravel diaphragms shall be placed along the contours at the spacing intervals specified by NYSDEC to ensure proper sheet flow.

Overall Cut and Fill Plan – C-400

21. No comments.

Overall Erosion and Sediment Control Plan – C-500

22. No comments.

Enlarged Erosion and Sediment Control Plan – C-501

23. Install silt fencing along the temporary staging area adjacent to the roadway.
24. Provide the locations of the check dams in the dry swale.

Enlarged Erosion and Sediment Control Plan – C-502

25. Install silt fencing along the east side of the proposed access road.

Enlarged Erosion and Sediment Control Plan – C-503

26. No comment.

Enlarged Erosion and Sediment Control Plan – C-504

27. No comment

Landscaping Plan – C-600

28. Please provide enlarged landscaping plans, consistent with those included in other drawing



sections, for clarity and detail.

29. We understand the different symbols represent different planting types, however is difficult to differentiate between them. Provide annotations on the plans showing the planting grouping and species type.

Fence Details – C-700

30. Coordinate with the Fire Marshal for the preferred location of the knox box.

Civil Details - C701

31. No comemnts.

Civil Details - C702

32. Upon completion of the storm event value calculations, the table for Basin RB-1 and Basin Data shall be filled in accordingly.

Civil Details - C703

33. No comments.

Erosion Control Details - C704

34. No comments.

Erosion Control Details - C705

35. Indicate on the erosion and sediment control drawings the location of each detail provided.

Access Road Details – C706

36. No comments.

Equipment Area Details – C-707

37. No comments.

Phasing Plan – C-800

38. Phases 4 and 5 approach a total disturbance area of 5 acres. The Town may require field surveys during construction to verify that no more than 5 acres are disturbed at any given time. Should the disturbance exceed 5 acres, the applicant must obtain a 5-acre waiver from the Town prior to commencing such activity.

STORMWATER POLLUTION PREVENTION PLAN



39. Section 4.5, Wetland and Habitat Findings, should also mention the correspondence from NYSDEC for state endangered species.
40. Section 5.1, Construction Sequencing, should coincide with the Phasing Plan on Sheet C-800.
41. Section 6.4.1 Hydrologic & Hydraulic Analysis, the 1-year storm post development peak flow rate has increased by more than 5% the pre-development flow rate and should be revised to be within the permitted limits. Also there appears to be two different numbers provided in Table 7 for the 1-year storm post development flow rate of 1.26 and 0.99.
42. There shall be a general discussion of stormwater management planning undertaken with emphasis on items outlined in Section 5.2 (Table 5.3) and Section 5.3 (Table 5.6) of the New York State Stormwater Management Design Manual (NYSSMDM). For Green Infrastructure practices, differentiate between those which are and are not being utilized to obtain the required WQv and RRv. If not being utilized, provide reasoning.
43. Since it appears the on-site stormwater management facilities will be privately owned, this shall be acknowledged in the SWPPP and a maintenance agreement and easement for access executed with the Town of Clifton Park will be required.
44. Provide a draft of the Notice of Intent (NOI) for review.
45. Appendix M, provide only the stormwater practices specific to this project.
46. It appears that the minimum RRv requirement is not being met for the proposed project. Alternative stormwater management practices should be evaluated to achieve compliance with this standard.

DECOMMISSIONING PLAN

47. No further comments.

VISUAL ASSESSMENT

48. The visual renderings provide indicate a barb wire fence around the solar arrays. Please confirm as the drawing details do not show this barb wire detail.

The applicant shall provide written responses to all technical comments provided by Town staff and consultants as part of the next submission. Should you have any questions, please do not hesitate to contact me at (518) 371-0799.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. J. ...', written over a light blue horizontal line.



Walter F. Lippmann, P.E.
Associate, Land Development Group Manager

ecc: Clifton Park Planning Board
John Scavo, Director of Planning
Scott Reese, Zoning Administrator/Stormwater Management Officer
Jennifer Viggiani, Open Space Coordinator
Melinda Acker



December 3, 2025

Mr. Luigi P. Palleschi, PE
ABD Engineers, LLP
411 Union Street
Schenectady, New York 12305

Re: 824 Main Street Flex Space Site Plan
Tax Map ID 264.-3-24.1
CP File: 2025-050
MJ File: 700.434

Dear Mr. Palleschi:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) has reviewed the submission for the above referenced project. Documents received for our review included the following:

- Short Environmental Assessment Form dated November 10, 2025.
- Project Narrative dated November 10, 2025.
- Conceptual Site Plan Maps titled "Concept Layout Lighting and Landscape Plan Flex Office/ Warehouse" and "Existing Conditions Flex Office/ Warehouse" as prepared by ABD Engineers & Surveyors, LLP, 2 sheets in total, and dated November 10, 2025.
- Building floor plans and elevations as prepared by Gemini Electrical Design & Construction dated October 6, 2025.

Based upon our review of the above documents, we offer the following comments for consideration.

STATE ENVIRONMENTAL QUALITY REVIEW

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. If the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:
 - a. Town of Clifton Park Planning Board: Plan approval
 - b. Saratoga County Planning: GML 239-m County Referral
 - c. New York State Department of Transportation: Proximity to Route 146
 - d. New York State Department of Environmental Conservation: Stormwater Discharge and Notice of Intent
 - e. NYS Historic Preservation Office: Archeological sensitive area
 - f. Saratoga County Sewer District #1: Sewer connection to SCSD
 - g. Clifton Park Water Authority: Water connection to CPWA

Additional agencies may be identified by the Town during its review of the project.

The applicant has submitted Part 1 of the Short Environmental Assessment Form (SEAF). Based



upon our review of the submitted Part 1 SEAF, the following comments are offered:

2. Part 1.3 - Part I.3: The response indicates the total area of disturbance for the project will be 3.5 acres. As such, a project-specific stormwater pollution prevention plan (SWPPP) shall be prepared for review, and the project must seek coverage under General Permit GP-0-25-001.
3. Part I.10: The response indicates the project will connect to an existing public/private water supply. It is recommended that the applicant provide documentation to the Town that the water purveyor is willing and capable of providing water to the project.
4. Part I.11: The response indicated the project will connect to an existing wastewater utility. It is recommended that the applicant provide documentation to the Town that the sewer authority is willing and capable of servicing the project.
5. Part 1. 12.b. - The response indicates that the project site is located within or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The applicant should provide a correspondence letter from SHPO to confirm the presence or absence of archeologically sensitive resources.
6. Part 1 13.a. - The response indicates that wetlands or other waterbodies regulated by federal, state or local agencies adjoin or are contained within the project site (per the EAF Summary Report). The applicant should provide documentation that confirms the presence or absence of federally or state regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.

SITE PLANS

7. The project resides within the Town's B-3, Neighborhood Business District. The concept plan indicates general flex space/warehouse/office. We would defer to the Town's Chief Zoning Officer on determining whether the uses being proposed are permitted "as of right".
8. The conceptual drawing includes two tables: one titled Coverage Statistics, which indicates a proposed green space of 37.1%, and another titled Zoning: B-3 - Neighborhood Business, which indicates a proposed green space of 25.2%. Please confirm the correct percentage, as the B-3 zoning district requires a minimum of 35%.
9. In reviewing the proposed site plan, it appears to be deficient in regards to meeting the group of establishments requirements outlined in Section 208-41 of the Town's Zoning. The noted deficiencies are as follows:
 - a. Group of Establishments - shall be allowable to construct a group of establishments in accordance with an integrated site and architectural plan.
 - i. Minimum land area for such consideration shall be five acres (Current parcel is 4.27 acres)
 - ii. Minimum width of 400 feet at the building line (Lot width at building line is 380 feet)
 - iii. Variances need to be obtained for these conditions as currently proposed



10. It appears the warehouse space with small office is being proposed as flex space. These uses will need to be better defined to determine the required parking spaces required and potential traffic impacts.
11. The plan shows providing 69 parking spaces when only 35 spaces are required by Section 208-99 of the Town Code based on the uses proposed. Provide a narrative on why these additional spaces are needed.
12. The proposed parking aisle is 36 feet wide, whereas the Town standard for parking lot aisles is 24 feet.
13. Subsequent submissions should provide contour lines at two-foot intervals, minimum United States Geological Survey datum.
14. It is recommended that at a minimum the number of peak hour vehicle trips, including truck trips be provided.
15. Confirm that the site drive will have adequate sight distance. The sight distance analysis shall utilize ASHTOO standards for the 85th percentile travel speed of Main Street.
16. Subsequent plan submissions shall demonstrate the method of relocating the existing 48-inch culvert, and all required permits associated with this relocation shall be provided to the Town.
17. The plan shows work within the Saratoga County Public Works (SCPW) right-of-way and is subject to the review and approval of SCPW as part of a work permit. The applicant shall submit the plans to SCPW for initial review as early as possible to gain feedback. The final plans shall incorporate any technical comments issued by the SCPW.
18. The submitted information indicates the project is proposing to connect to an existing water main(s) within proximity to the parcel. These mains are owned and operated by the Clifton Park Water Authority (CPWA). It is recommended that the Town be furnished with documentation that the CPWA is willing and capable of providing potable water to the project.
19. The submitted information indicates the project is proposing to connect to an existing sewer main(s) within proximity to the parcel. These mains are owned and operated by the Saratoga County Sewer District No. 1 (SCSD). It is recommended that the Town be furnished with documentation that the SCSD is willing and capable of providing sanitary sewer service to the project.
20. The project will disturb more than 1-acre of land. As such, it will be subject to the NYSDEC Phase II Stormwater Regulations and General Permit GP-0-25-001. Therefore, a full SWPPP will be required that addressed water quantity and quality controls. As the project proceeds through the Town's regulatory review process, a fully conforming SWPPP shall be provided for review.



21. Provide the required number of ADA-compliant parking spaces, calculated in accordance with the total number of spaces proposed.
22. Subsequent plans shall show how the project will meet the requirements of Section 208-40 of the Town's Zoning in regards to landscaping. The property margins at the sides from the front building line to the rear property line shall be planted with trees and shrubs for a width of not less than 10 feet.
23. The following comments are specific to the site layout and compliance with the Fire Code of New York State (FCNYS).
 - a. Confirm whether the building will require an automatic sprinkler. If the building is to be sprinklers, show the location of the fire department connection.
 - b. Show the location of the required Knox Box.
 - c. Section 507.5.1.1 of the NYSFC requires a fire hydrant to be located within 100-feet of the building's fire department connection. It is not clear from the plans where the closest hydrant to the site is or where the fire department connection may be. Additional hydrants may be necessary.
 - d. The height is greater than 30-feet in height above the average grade plan, an aerial apparatus access shall be provided that is between 15 and 30 feet of one entire side of the building in accordance with Appendix D105 of the IFC. If aerial apparatus access is required, its location shall be identified on the plans.
 - e. Provide a turning template analysis for the largest emergency vehicle that may respond to an event at the site.
24. Show any proposed free standing or building mounted lights. If any are proposed, provide proposed footcandle numerical values at pavement levels.
25. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans and reports are submitted. Subsequent submissions shall include information as outlined in Section 208-115 of the Town zoning specific to site grading, lighting, erosion control and stormwater management to fully assess the design and its compliance to the applicable standards.

Should you have any questions, please do not hesitate to contact me at (518) 371-0799.

Sincerely,

A handwritten signature in black ink, appearing to read 'Walter F. Lippmann', written over a horizontal line.

Walter F. Lippmann, P.E.
Associate, Land Development Group Manager



December 3, 2025

Mr. Chris Longo, PE
Empire Engineering, PLLC
1900 Duanesburg Road
Duanesburg, New York 12056

Re: 103-105 Wood Road Warehouse Site Plan
Tax Map ID 250.-2-49
CP File: 2025-051
MJ File: 700.435

Dear Mr. Longo:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) has reviewed the submission for the above referenced project. Documents received for our review included the following:

- Short Environmental Assessment Form dated November 17, 2025.
- Town of Clifton Park Agricultural Data Statement and Control Form, undated.
- Conceptual Site Plan Map titled "Concept Site Plan" as prepared by Empire Engineering, PLLC, 1 sheet in total, and dated October 31, 2025.

Based upon our review of the above documents, we offer the following comments for consideration.

STATE ENVIRONMENTAL QUALITY REVIEW

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. If the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:
 - a. Town of Clifton Park Planning Board: Plan approval
 - b. Saratoga County Planning: GML 239-m County Referral
 - c. New York State Department of Transportation: Proximity to Route 9
 - d. New York State Department of Environmental Conservation: Stormwater Discharge and Notice of Intent and wetlands

Additional agencies may be identified by the Town during its review of the project.

The applicant has submitted Part 1 of the Short Environmental Assessment Form (SEAF). Based upon our review of the submitted Part 1 SEAF, the following comments are offered:

2. Part I.3: The response indicates the total area of disturbance for the project will be 3.5 acres. As such, a project-specific stormwater pollution prevention plan (SWPPP) shall be prepared for review, and the project must seek coverage under General Permit GP-0-25-001.
3. Part 1. 12.b. – The response indicates that the project site is located within or adjacent to an



area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The applicant should provide a correspondence letter from SHPO to confirm the presence or absence of archeologically sensitive resources.

4. Part 1 13.a. - The response indicates that wetlands or other waterbodies regulated by federal, state or local agencies adjoin or are contained within the project site (per the EAF Summary Report). The applicant should provide documentation that confirms the presence or absence of federally or state regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.
5. Part 1. 17 - The response indicates that the proposed action will create stormwater discharge. The action will disturb greater than one acre of land, and will be subject to the NYSDEC Phase II Stormwater Regulations and General Permit GP-0-25-001. Therefore, a full SWPPP will be required that address water quantity and quality. As the project proceeds through the Town's regulatory review process, a fully conforming SWPPP shall be provided.
6. No further comments at this time.

SITE PLANS

7. The project is located within the Town's LI-2 Light Industrial District. Based on our review of Section 208-64(B) of the Town's Zoning Code, warehousing appears to be a permitted use by right under subsection 208-64(B)(2). However, this interpretation should be confirmed with the Town's Zoning Officer. To assist in this determination, the applicant should submit a detailed narrative describing the specific items to be stored on-site.
8. It appears the minimum bulk lot requirements as identified in Section 208-65 of the Town's Zoning are satisfied.
9. Per Section 208-66 (A) there shall not be more than one curb cut per lot unless the Planning Board finds that traffic safety will be improved with the addition of another curb cut. The applicant shall provide a narrative as to why a second curb cut is warranted.
10. Provide documentation that the NYSDEC and/or USACOE have reviewed and determined that the wetland boundaries shown to be accurate. If a jurisdictional determination has been issued, provide copies to the Town for their records.
11. Show the location of and provide a detail for any exterior refuse areas.
12. The project will disturb more than 1-acre of land. As such, it will be subject to the NYSDEC Phase II Stormwater Regulations and General Permit GP-0-25-001. Therefore, a full SWPPP will be required that addressed water quantity and quality controls. As the project proceeds through the Town's regulatory review process, a fully conforming SWPPP shall be provided for review.
13. The project is proposing to be serviced with public water from the Clifton Park Water Authority. The applicant shall provide the Town documentation of the CPWA's ability and willingness to service the project with potable water.



14. The applicant proposes to service the lot with an on-site septic system. The proposed septic system shall be designed by a New York State licensed professional engineer and conform to the requirements of the New York State Department of Environmental Conservation for review and approval by the Town Building Department.
15. The proposed site plan indicates water will be provided via an on-site well. The owner shall be required to hook into a community water and sewer system as soon as one becomes available as defined by the New York State Uniform Fire Prevention and Building Code.
16. Provide plan for any internal drains and oil/water separator. Pursuant to NYSDEC regulations, a discharge of less than 1,000 gallons is exempt from permitting if it does not contain industrial or other non-sewage wastes. A floor drain that may capture oil would be considered a non-sewage waste. The applicant shall review 6NYCRR Part 750 regarding the permitting expected for this system. The Town shall be provided with the permit prior to installation.
17. It is recommended that at a minimum the number of peak hour vehicle trips, including truck trips at the project entrance be provided.
18. Confirm that the site drive will have adequate sight distance. The sight distance analysis shall utilize ASHTOO standards for the 85th percentile travel speed of Wood Road.
19. There may be a need to provide a drainage culvert at the new driveway to support existing drainage along Wood Road. The applicant will need to coordinate with Clifton Park Highway Department for any such improvements. If required, show the location, size and materials of construction.
20. Show any proposed free standing lights. If any are proposed, provide proposed footcandle values at pavement levels.
21. Subsequent submissions should include architectural renderings of the building along with identification of materials of construction.
22. Subsequent plans shall describe or illustrate the project's proposed landscaping to ensure conformance with Section 208-66(B) of the Town Zoning. The overall intent of this section is to promote and achieve, where possible, a well-landscaped site that takes into consideration the surroundings and the total environment. Consideration shall be given to preservation of natural and existing vegetation as well as new plantings throughout an entire site.
23. The following comments are relative to the site plan and its conformance to the NYS Fire Code (NYSFC). The Town Fire Official shall have final authority on the applicability of these comments to the proposed site layout:
 - a. Determine if a Knox Box is required based upon the building arrangements, occupancy and materials of construction. If one is required, its location is subject to the review and approval of the Fire Chief.



- b. If the proposed building is to be provided with an automatic sprinkler, show the location of the fire department connection to ensure they are reasonably accessible.
 - c. Section 912.2 of the NYSFC requires a fire hydrant to be located within 100-feet of the building's fire department connection. It is not clear from the plans where the closest hydrant to the site is or where the fire department connection may be. Additional hydrants may be necessary.
 - e. Provide a turning template analysis for the largest emergency vehicle that may respond to an event at the site.
24. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans and reports are submitted. Subsequent submissions shall include information as outlined in Section 208-115 of the Town zoning specific to site grading, lighting, erosion control and stormwater management to fully assess the design and its compliance to the applicable standards.

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Walter F. Lippmann, P.E.
Associate, Land Development Group Manager

ecc: Clifton Park Planning Board
John Scavo, Director of Planning
Scott Reese, Zoning Administrator/Stormwater Management Officer
Jennifer Viggiani, Open Space Coordinator
Melinda Acker