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**Town of Clifton Park Planning Board**  
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PLANNING BOARD

ROCCO FERRARO  
Chairman

STEFANI BITTER  
Attorney

PAULA COOPER  
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MEMBERS  
Emad Andarawis  
Eric Ophardt  
Heather Fariello  
Denise Bagramian  
Keith Martin  
Lisa Westrick  
Joanne Coons (alt.)

**Planning Board Minutes**  
**January 13, 2026**

Those present at the January 13, 2026 Planning Board meeting were:

Planning Board: R. Ferraro, Chairman, D. Bagramian, E. Andarawis, E. Ophardt, K Martin,  
L. Westrick, Joanne Coons (alternate)

Those absent were: H. Fariello

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

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

Mr. Ferraro introduced Ms. Coons as the new alternate member to the Planning Board, and Ms. Bitter, Esq., the attorney for the Planning Board. Mr. Ferraro asked them to tell the public about themselves. Ms. Coons and Ms. Bitter introduced themselves to all in attendance.

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Mr. Ferraro stated that Mr. Andarawis would be the Planning Board's liaison for the Historical Preservation Committee and Mr. Martin would be the liaison for the Town's Environmental Conservation Commission (ECC).

Mr. Ferraro reviewed new policies and procedures for Planning Board meetings. These changes were made in response to recent Town Board motions. Public comments will now be heard before the Board discusses each agenda item. Previously, comments were only considered at the end of meetings or during scheduled public hearings as required by NYS Town Law. This update gives members of the public an opportunity to speak before Board discussion and potential action for each Planning Board item.

Mr. Ferraro stated that in the absence of Ms. Fariello, Ms. Coons would be a voting member for tonight's meeting.

**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.*

**Minutes Approval:**

Mr. Ophardt moved, seconded by Ms. Bagramian, approval of the minutes of the November 25, 2025 Planning Board meeting as written. The motion was unanimously carried.

Mr. Ophardt asked that the minutes of the December 9, 2025 Planning Board meeting be tabled for approval to allow more time for review. The motion was unanimously carried.

**Public Hearing:**

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

SBL: 264.-3-94.1 Applicant proposes a 4 Lot single-family subdivision, 924 Main St, Zoned: R1 - Residential Status: Revised Preliminary Applicant: Country Club Golf, LLC Consultant: EDP - J. Dannible Last Seen On: 06/24/2025

Mr. Ferraro noted that though listed on tonight's agenda for a Public Hearing, as noted in the comments provided by the Staff, due to several issues including noncompliance with the R-1 standards for lot width and setbacks since it is located on Main Street where special setback and

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width requirements apply and the need to address the violations associated with the unauthorized clearing of the property the application is not ready for SEQR action in order to have the public hearing. Mr. Ferraro stated that though there will not be a public hearing, the applicant can present tonight and receive feedback from the public as well as the Board and address comments given by Town Staff and the Designated Town Engineer.

**Consultant/Applicant Presentation:**

Joe Dannible stated he is here in front of the Board for an update on the current conceptual plan layout. He stated the property owner is working to address remaining issues for resolution to outstanding violations and the only thing the applicant has to do is spread straw that is already on the parcel, but snow conditions prevent the spreading of the material. He stated this land is associated with the Van Patten Golf Course and the application is for land adjacent to Main Street. He stated the applicant is proposing 3.1 acres of land to subdivide into 4 lots and to develop a residential community to be in line with the Hamlet area and in line with the existing homes across the street. He stated the area of clearing was identified by Gilbert Van Guilder. Mr. Dannible stated stumps have not been removed so they feel they are within DEC guidelines. Mr. Dannible stated 24,000 sf have been disturbed prior to subdivision approval. He stated that the Conservation Analysis has been done by the caliper and species of trees and no disturbance occurred in the purple area on the map he showed. Mr. Dannible stated this project would provide for four new homes with views of the golf course fairway. He noted that the existing depression of land area within the project site will remain where a culvert pipe from Main Street currently drains to.. He stated they originally talked about 5 lots but due to the County's existing drainage pattern from Main Street to the parcel and speaking with them, the applicant has decided to maintain the drainage area and culvert pipe across the golf course road. He stated with the improvements the water will not pond on Main Street and this road is considered a special road under the Clifton Park Zoning Code. He stated because of this designation the frontage needs to be 200' per lot and 130' front setback from the center line of Main Street, and the applicant will be asking for variances for relief from the code to keep within the character of the neighborhood and is looking for the support of the Planning Board for the area variances needed to proceed with the proposed concept plan.

**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:**

Linda Seymour, Chair of the Historical Preservation stated she hopes the developer is sensitive to the characteristics of the neighborhood.

**Planning Board Review:**

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Mr. Ophardt stated the neighboring property owner to the north commented on the project and asked for extra buffering. He asked what the applicant can do to enhance the visual buffer between the properties as a result of the unauthorized clearing. Mr. Dannible stated the neighbors have removed all of their buffering on their side of the property line so they have no buffer of their own. He stated that he does not like fences but can look into the potential for plating a hedgerow or evergreens. Mr. Ophardt stated anything to enhance the area would be great.

Ms. Bagramian stated this area is a Hamlet and asked if there are trees in the front yards. Mr. Dannible mentioned a tree survey was conducted, but smaller trees are not shown, only tall trunks and canopies will remain. He stated they may have to remove brush and some trees and replant appropriate trees along the frontage.

Mr. Martin stated that 24,000 sf of vegetation was removed without approval so the Board should request a restoration plan for native plants and species to help with consideration for this application request. Mr. Dannible stated that private residents on the golf course are key, and they can look at some restoration but the goal is to have fairway views. Mr. Martin stated that by removing 24,000 sf there is no baseline for the Board to go by now and they need to take the removal of mature native trees seriously.

Mr. Andarawis stated trees were cut down when the application was before the Board without approvals, so it compels the Board to assume what it would look like without the ability to evaluate the conditions without the unauthorized clearing. Mr. Andarawis also noted that the applicant has moved the homes from 5 down to 4 and a variance is needed, so he assumes the applicant was pre-empting where the home were desired to go. He stated the Board now needs to look at the outcome not what was there versus what is proposed. Mr. Dannible stated they do not intend to make an eyesore around a golf course.

Ms. Coons stated the removal of trees will impact the water absorption on the property as it will not be soaking it up prior to clearing. Mr. Dannible stated this will be addressed within the Stormwater Management Plan.

Mr. Ferraro thanked Ms. Coons for sharing the Clifton Park Tree Committee "Guide to Tree Selection" pamphlet she handed out and stated it is helpful. Mr. Ferraro stated that the tree stumps are still there but when they are removed there will be an impact and the applicant needs to present a restoration plan to address these issues.

Mr. Martin reminded the applicant that there is Appellate Division case law, and cited 246 A.D.2d418 (2<sup>nd</sup> Dept. 1998), which holds that clearing without subdivision approval does not confer any development rights, and he hopes that the applicant understands this. Mr. Dannible stated that invasive vines have also been removed with the vegetation removal, so there is some benefit.

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Mr. Ophardt asked if there was a wetland biologist that was consulted to review the existing wetlands on site. Mr. Dannible stated Kevin Weed, a qualified wetland biologist, was there before and after the clearing and has provided a letter that there are no DEC wetlands on the property. He stated there is a meeting scheduled this week to see what can be done.

Mr. Ferraro stated there seems to be a drainage issue on the site. Mr. Dannible stated the County or golf course roads discharge to the area and this is planned. Mr. Ferraro stated that with the removal of the trees and the adding of homes on the property, there will be increased discharge to the site. Mr. Dannible stated they will provide in the SWPP that the water will not leave the site.

Mr. Ophardt asked what direction the water that drains from under Main Street and onto the applicant's property. Mr. Dannible stated the pipe discharges across the golf course road into the Cooley Kill and other ponds. He stated the water has no characteristics of a stream and fills when it needs to as a result of the County's culvert draining to that location. Mr. Dannible stated there is no stream across the road, only runoff.

Mr. Ophardt stated he would like to see a sidewalk with the plan. Mr. Ferraro stated this would be an isolated sidewalk and asked if there are any plans to extend a sidewalk. Mr. Scavo stated there are no immediate plans but one is currently under construction north of this location going from Dutch Meadows to MacElroy, and a study for this will be done in 2026. He stated to include a sidewalk in this location would likely have to be part of a larger project and there would also have to be County permission for such improvement, since Main Street is a County Road.

Mr. Ferraro stated the applicant has to go to the Zoning Board for variance approval and asked the Planning Board Members if they are comfortable supporting this. Ms. Bagramian stated that she would support this request, as it would help the project be in character with the neighborhood. Mr. Andarawis agrees that this would keep with the character and the main look of most existing residential lots in Jonesville. Mr. Dannible stated they would look at a lot width of 100' of frontage and 50' from the property line, which both would be consistent with across the street. Ms. Westrick stated she would prefer it closer but this would make a difference in the significance of the area variance requested. Mr. Martin stated he does not think the ZBA needs input from the Planning Board and stated they should make a decision on their own evaluations and criteria as prescribed by the balance test of the factors for granting such relief. Mr. Ferraro asked if the Board would like to offer anything to the ZBA regarding the variances to be requested. Mr. Andarawis stated he would recommend to the ZBA to look at the Hamlet layout and what it would take to maintain that criteria for similar building lot sizes. Mr. Ophardt stated the application should stand for itself and the ZBA should make their own decision; Ms. Westrick and Mr. Martin agreed.

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**Old Business:**

**#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)**

SBL: 259.-2-44 Applicant proposes to construct a ready-mix concrete production plant, 1910 US Rt 9 Zoned: L2 - Light Industrial 2, Status: Revised Preliminary Applicant: Luke Clemente Consultant: EDP – J. Dannible Last Seen On: 09/09/2025

**Consultant/Applicant Presentation:**

Joe Dannible stated there are a lot of public comment related to this application as well as committees and staff comments. He stated the applicant is not looking to force the project through but wants to look at the environmental impacts, he stated the applicant has completed the noise impact analysis, and wetland studies, and they have moved away from the water bodies. Mr. Dannible stated traffic analysis was done and the applicant is present to hear any additional comments.

Mr. Dannible stated the site is 20 acres to the south of Exit 10 of the I-87 interchange. He stated it was previously a truck repair station and he showed the zoning maps of Clifton Park and Halfmoon. Mr. Dannible pointed out the L-I, L-2 zones in Clifton Park and L-1 zone in Halfmoon, as well as commercial zoning. He stated County Waste is in this area and this application is an allowed use in the L-I zone. He stated that there can be far more traffic generated from another use than this proposed site plan application. He stated the Clifton Park Zoning Officer stated that this use as proposed is compliant with the zoning use. Mr. Dannible stated the concrete batch plant has 2 systems and they mix in the concrete in truck and the mixed concrete is then driven off-site. He stated it is important to the area as there are no concrete mixing plants in near this location for people to utilize. He stated this is a suitable location as it is close to the state highway as well. Mr. Dannible stated that they are proposing to pave the primary area that will be used to help decrease dust and to the north would be the aggregate piles that would be used for combing in the facility. Mr. Dannible stated there is a 150' setback from the Dwaas Kill being proposed due to requests made at the prior meeting, and the noise study that was done identified the levels to be less than the ambient noise on Route 9. He stated there will be a refueling station that would be above ground with secondary containment, in addition to a sediment fore bay to collect runoff, allowing the sediment from stormwater runoff to settle before going to the bio retention area. Mr. Dannible stated a planting plan has been provided and he showed the screening from Route 9 with a proposed vegetative berm. Mr. Dannible stated they have received an area variance for the tower's proposed height and the applicant is sending letters to all interested parties to look at the environmental impacts thoroughly. Mr. Dannible stated they are no longer proposing the use of the private well for water, and instead will connect to Clifton Park Water Authority as a response to the concern with the aquifer.

**Staff and Professional Comments:**

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

Mr. Scavo stated that he has prepared a resolution for the Planning Board's consideration which would request the New York State Department of Environmental Conservation (DEC) to serve as Lead Agency pursuant to SEQRA.

**Public Comments:**

Mr. Scavo provided a verbal summary of major themes and areas of concerns within written comments received from various parties including a petition of approximately 1,600 signatures. All such written correspondence received by 4 p.m. on the evening of the meeting have been transmitted to the Planning Board Members for their consideration and have been included within the project file. Issues raised include the proximity within the Dwaas Kill, DEC involvement and need to evaluate the environmental impacts, water and air quality impacts, impacts on the Colonie Aquifer, pollutant runoff, heavy traffic, and the compatibility of this use within the surrounding communities. Mr. Scavo stated the petition also requests for a Type I action pursuant to SEQRA for a full environmental impact review.

Larissa Liebmann, Attorney for Hudson River Keeper, stated that her client is dedicated to protecting waterways. She stated that a letter was sent to the Planning Board by Hudson River Keeper for consideration. She stated that under State Law, the Lead Agency must provide an evaluation of the environmental impacts. She stated that there are heightened impacts here due to the Dwaas Kill and wetlands on the property; as well as it being over an aquifer. She stated some impacts will be found and even though the applicant proposes to be on public water now, the public is still concerned with concrete washout from trucks as it can be high in alkaline. She stated that there are cumulative impacts here with the application and that an EIS would provide more clarity and transparency.

Annie Friedman, 26A Leonardo Drive, stated there are risks living near a concrete plant. She handed out articles to the Board; which can be found in the applicant's file. She stated the first article refers to the project as heavy industrial use and should be banned from the L-I zone. Ms. Friedman stated that Clifton Park is not a heavy industrial Town, but Light Industrial only. She stated taxes can increase if the Town is found to have health risks from this and she requested a full EIS before a decision is made.

Eric Burger stated he owns Midway Industrial Supply which he stated does small manufacturing, and lives in Ballston Spa. He stated the plant puts forth their best and is a closed loop system. He stated this is a concrete plant and not a cement plant which are different. He stated he has called for years for the aggregate to be more available in the area and it needs to go somewhere.

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Sam Gowen, 42 Hubbs Road, stated he is a geologist. He stated that in November Bonded put a well out on the site. He stated that the well was 45' beneath the clay so there is no danger to the well if there is a spill on the site and there is no potential of contamination for the aquifer.

Michael Spector, 38 Ridgewood Drive, stated he lives in Rolling Hills Estates and is about 1 mile from the proposal. He stated he is here as a father of young children that like to play outside and stated this threatens the air. Mr. Spector stated there are known carcinogens in this and they can be harmed by playing in their own back yard. He stated this is heavy industrial not light and this is about community identity. He stated it would be an error to put the plant here near residents and to not get an EIS done would disserve the community. He stated he is here to protect the children and asked the Board not to allow this in Clifton Park.

Kevin Mannis stated he works at 500 Commerce Drive in Clifton Park and will be expanding his infrastructure. He stated that concrete is needed and he needs to go 20-30 mile away now. He stated a lot of development in the area, both residential and commercial, needs the concrete and there is no other community that is developing faster than Clifton Park. He stated right now it costs more for customers who need the project and the Town has no benefit, the concrete has to come from somewhere.

Brian Carter, stated he works for Milton Caterpillar at 500 Commerce Drive. He stated there are benefits to having the batch plant in this area as there is easy access to I-87 and minimal traffic impact. He stated that residential and commercial areas would benefit from this and asked the Board to consider it for the benefit of the area.

Ron Woodford, Blue Spruce Lane, stated in 1998 a cement truck hit and killed one of his coworkers. He stated the proposed cement plant is across from County Waste so he feels it would be dangerous with garbage trucks and cement trucks entering Route 9 so close together. He stated the environmental concerns are true for him as well and this is a bad place to put this application.

Ed Martin, 72 Moreland Drive, stated he is opposed to the application. He stated there are school children within 5 miles of the proposal and hundreds of homes. He stated this is not a low impact operation and he has concerns with the compatibility of the area as well as health concerns. Mr. Martin stated these types of plants are known for air pollution from the plant as well as the trucks. Mr. Martin went over health concerns and risks and stated this is zoned L-I but this shouldn't mean approval and intent matters. He stated he is not against the project, he would like to see proper planning and locations of these site needs to be taken into account.

George Beilkirwicz, 373 Farm To Market Road, asked the Board to consider a full EIS. He stated 108 trucks per day from this site is 19 trucks per hour pulling in and out of a 55mph zone. He stated that with the facilities across the street already this is a dangerous area. Mr. Beilkirwicz

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referred to 208-64 (c)(9) and stated prohibited uses are lime cement and asked what this applicant would be using.

Jennifer Coillazo, 11 Hendrick Hudson Way, stated she is here on behalf of Shenendehowa PTA and is the President of the High School PTA. She stated there are 12 units of the PTA and they are independent of the school which focuses on the health and safety of the children. Ms. Coillazo stated the PTA is opposed to the plant and read from a letter (the letter from the PTA has been submitted and is attached to the project file).

Andrew Gaul, 1 Blue Stone Ridge, stated he is a resident of the Town of Halfmoon, has a physics PhD, and is a father. Mr. Gaul stated he is opposed to the high impact use and that Clifton Park has the legal authority to reject the application. He stated that there was Land Management application for solid waste that was rejected by the Town for being a heavy use in the L-I zone and this needs to be as well. He stated this isn't about a list of what is or is not allowed as there have been studies around the world including Italy and Texas. He stated in 2023, Texas found this same type of batch plant emits the same amount as concrete plants. Mr. Gaul stated he is 3 miles from this plant and there are 23,000 residents and 9,000 home that would be affected.

Christine Matthews, 5 Cinnamon Lane, stated she also spoke at the September meeting and has concerns as the applicant was unwilling to submit an impact statement so she cannot support the project. She stated that the company has made contributions to the Clifton Park Republicans so to her it appears to be influence. She stated the Board needs to take consideration of a full EIS and the condition of the property when this use is no longer needed. Ms. Matthews stated she has not yet heard from the traffic study.

John Rude, 19 Stablegate Drive, stated he is opposed to the application as a father of 3 that spends time around Pierce Road. He stated he has concerns on the particulate matter that would impact the children. He stated a concrete mix plant should be renamed to heavy industrial not light industrial. He stated this will have an impact on the water and air and called out the code for use of abrasives and lime.

Andrew Fetsko, 15 Tarragon Terrace, stated he is asking for disapproval for this project. He stated he is against the project due to the environmental impacts, the decrease in home values that will result and the impact of the area. He stated the air quality will decrease as he has seen this from 100 miles away and wildfire and the kids will not be able to go outside and this can be permanent. Mr. Fetsko stated he has been here for 30 years and this would tarnish the small town feel. He stated this will be an eyesore and is not worth the revenue.

Bruce Tanski stated he lives on Meyer Road and has businesses in Clifton Park and Halfmoon. He stated he is currently working on subdivisions and the Clifton Park Hotel with senior living involved. He stated that he has waited 3 days for concrete and due to delays he may have to lay

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off workers. He stated the applicant has 150 trucks on the road and not one of them have been stopped by authorities for any reason. Mr. Tanski stated the applicant is first class and he has a need for this for his own livelihood. He stated he stands behind the applicant and if there are issues he will try to address concerns and try to resolve.

Jeff Heck stated he is a local contractor in favor of the plan. He stated that the same as Mr. Tanski he has a need. He stated that the plants are not like 50 years ago and they are built well and nothing will stand out in the area.

Felicia Gosh, 170 Wood Dale Drive, stated that if there is a problem with the plant to bring to Mr. Tanski's attention it will be too late. She stated there could be lawsuits and fines but this will not help with the damage that was done. She stated that 20-30 minutes may be inconvenient to a business person but residents should not have to make it work for commercial businesses. She asked what would happen if there is a leakage and how it would be handled.

Tiffany Waligora, Bay Hill Court, stated community input is important and this should not be considered light industrial. She stated she has asked legal counsel to investigate the code as this is hazardous materials. She stated she is a PTA member and the National PTA supports health, education, and welfare of children and they need to speak up for them and formal statement from the PTA has been submitted.

Anne Rogers, 25 Plant Road, stated he daughter works on Ushers Road and she is concerned for her health and safety. She stated that Ushers Road has a lot of accidents and there is conflict on Route 9 with Sysco and County Waste and this would cause more conflict. Ms. Rogers stated that there is more residential traffic than commercial and no one would want this in their back yard.

Joe Bucciero, 517 Waite Road, stated his family has been here for 50 years. He stated he has heard all of the stories and this is part of economic development and asked the Board to do their homework to make an educated decision based on is it needed in the Town.

John Gracing, 14 Rolling Hills Drive, stated he travels from exit 10 because exit 9 of I-87 is impassable. He stated the Town should be done developing.

Michael Murphy, 686 MacElroy Road, stated he is a longstanding resident and is against the application. Mr. Murphy read from a letter he wrote to the Town and stated he lives in Clifton Park and is a geologist.

Brian Norensky, 220 Moe Road, stated he works in the industry and this company is one of the most cleanest he has worked with. He stated they keep a tight operation and works within NYS standards. He stated he gets more dust from mowing his sandy lawn than from these types of plants. He stated he does not see this as overpopulating but as keeping with the needs.

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Judy Morley, 8 Wheeler Drive, stated she agrees with the objections to the application. She stated the applicant has had issues with the water and there has been in the past water restrictions. She asked how this will impact the Town's water supply.

Robert Schreifels, 561 Waite Road, stated he is a resident as well as a contractor and he needs concrete for his quality of life.

Luke Clemente, associated with the application, stated he is a 5 generation family run business. He stated that the business is highly regulated and to date they have been trying to make the application better and they will continue to improve it. He stated he cannot change minds of individuals but can focus on compliance. Mr. Clemente stated he does not seek significant impact.

Adam Stils, 50 Ridgewood Drive, stated this is a zoning issue as this is an L-I use and is L-2 compliant but it is not in character with the neighborhood and will have an impact. He stated that the Town's goals do not follow the items listed as the utilization of the Town.

John DelGiudice, 49 Mann Blvd, stated he has heard the health and economic concerns with the application and feels the Town should consider an Escrow for possible compensation that may arise in the future.

Jim Zimmons, 195 Sugar Hill Road, stated he is a member of Trout Unlimited and that this application should be a Type I action and DEC should be involved. He stated he is not opposed to the application, just the placement.

**Planning Board Review:**

Mr. Martin stated that the air quality analysis is complex as he has seen this before while working for NYS DOT. He stated a sensitive receptor is someone or something particularly vulnerable to air pollution. He cited examples of sensitive receptors as children and sick individuals in residential area nearby including cancer survivors, those with COPD, asthma and the immunocompromised. He identified medical buildings at Ushers Road and others in the area such as Capital Cardiology, Pearlmutter Eye Care, and Ortho NY on Route 9 and the Byron Athletic Center on Pierce Road, as well as residential areas, and recreational areas. He stated all of these should be considered in analyzing the air quality. He stated he had heard no better arguments by the public presented tonight than to follow the EIS, and focus on the process as stated by the Messrs, Buccieros, and Mr. Clemente. Mr. Martin stated he would like to move forward with the Resolution to ask the DEC to assume Lead Agency on this application.

Ms. Coons stated she reviewed data to compare the USGS study and the Colonie Channel Aquifer, and she found this to be the most productive area. She read from the findings and stated she believes this will also be covered with an EIS. She stated that the Dwaas Kill and its impacts are sensitive.

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Ms. Bagramian stated she did a site visit with photos in October at the Wilton site. She asked Mr. Scavo to pull up the photos for all to see. She asked Mr. Clemente to describe the photos; he did so and explained the DEC requirements such as particulate control boots and a vacuum system. He stated that there are inside pools which are a closed system to reuse materials at the end of the day.

Mr. Andarawis stated that he appreciates all of the public input and the Planning Board has its steps for this process as answering three main questions; what are the risks? How to address them? How to know when the problems have been solved? Mr. Andarawis stated this is critical to answer and know when the environmental impacts are satisfied or mitigated. He stated that whether it is the impact on sensitive receptors to which Mr. Martin referred, or on the Dwaas Kill, the Board need to be able to evaluate numerical answers of impact versus distance, and be able to draw a line or threshold of when such impacts are mitigated. Mr. Andarawis stated he is in favor of having DEC take Lead Agency."

Mr. Ophardt stated he agrees with Mr. Andarawis' comments. He stated there is a need for this application but he is not yet convinced there aren't any health or environments impacts to the community. He stated he would like to have the DEC take Lead Agency review of this application and then let them determine whether a full EIS is required.

T.J. Morena, applicant's attorney, stated he appreciates comments and professional comments. He stated SEQRA is not the only way to mitigate and he would like to provide more clarity. Ms. Bitter stated this is why they are considering asking DEC to establish Lead Agency and ask DEC too look a all the aspects as such. Mr. Morena stated the Code Office interprets the Code and has been consulted and this has been deemed an allowable use by Code. He stated zoning laws establish the use and all the officer does is to make sure the definitions are followed. He stated it is then up to the Planning Board to make sure the criteria are met.

Ms. Bagramian stated that DEC is the regulator of these facilities so if DEC is Lead Agency then it more familiar with them and knows the process best for evaluating the environmental impacts, so they would be best to review the application.

A member of the public spoke and stated that he feels a higher agency should look at this as the impacts are not just in Clifton Park but go over to Halfmoon as well.

Mr. Morena asked what the classification currently is. Mr. Scavo stated it is currently an Unlisted action pursuant to SEQRA but it can change based on information as it becomes available. Mr. Scavo noted that the recommendation by Planning Staff for it as an unlisted action is based on reviewing the site plan application against the Type I Action List contained in N.Y.C.R.R Part 617.

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Mr. Ferraro read the Resolution for consideration (the resolution can be found in the project file). Mr. Martin moved, second by Mr. Ophardt to request NYS DEC be designated as Lead Agency pursuant to SEQRA. The motion was unanimously carried.

Mr. Martin moved, second by Ms. Bagramian to classify the action as an Unlisted action pursuant to SEQRA. The motion was carried unanimously.

**Old Business:**

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

SBL: 250.-2-2 Applicant proposes to construct two storage buildings, 2108 Us Rt 9 Zoned: L2 - Light Industrial 2, Status: Preliminary Applicant: Prediletto Electric Consultant: EDP – J.  
Dannible Last Seen On: 10/28/2025

**Consultant/Applicant Presentation:**

Joe Dannible stated this application currently has business on the site. He stated the applicant is looking to remove current storage containers on the site and construct 2 buildings; one building for the owner's storage, and another for the existing dog daycare facility. Mr. Dannible stated they have received variances needed from the ZBA for a 31' front yard setback. Mr. Dannible stated the storage buildings would be 2,400 sf and 4,000 sf with private sewer and potable wells in the area.

**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:**

Anthony LaFleche, 21 Wheeler Drive, asked for an easement on Wood Road and Route 9 for a possible off road trail or wider lane and shoulders.

**Planning Board Review:**

Mr. Ferraro asked if there was an identified possible trail way. Mr. Scavo stated he does not believe so. Mr. Ophardt stated the roadway is narrow and there are drainage ditches on both shoulders.

Ms. Coons asked where the dogs waste is getting disposed since there is a septic system on-site, and the property is near a wetland. Mr. Dannible stated he is not sure but the applicant is not modifying the existing building for the dog daycare or its operations. Mr. Martin stated he hopes the applicant is using best management practices for dog waste removal. R. Ferraro stated that the best practices should be reinforced with the daycare operator.

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Mr. Ophardt stated he would like to have the applicant delineate the LC zone across the back of their property. He suggested a sign on a metal post be placed at key intervals to prevent any intrusions into the LC zone. Mr. Ophardt stated he would like the applicant to install a visual buffer between the neighbor's lands to the west on Wood Road. Mr. Ferraro stated he would like to see a split rail fence with the signage for the LC zone. Mr. Dannible stated they can do signage but he believes that a split rail fence would be difficult to maintain whereas signs on a metal post would be sufficient. Mr. Dannible agreed to extend the neighbor's visual buffer from a point where it currently ends northward to Wood Road.

Mr. Andarawis asked if there were trees along the LC zone. Mr. Dannible stated signage can go on existing plantings and they can also install signs on posts where such trees are not present along the LC zone boundary. Mr. Dannible agreed to signage on a metal post at 40' on center for a total of 4 signs and to include an extra sign at the pinch point of the parking area adjacent to the LC Zone.

Mr. Ferraro stated he would like to see all outdoor storage eliminated.

Mr. Ophardt moved, second by Ms. Bagramian, 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 moved, second by Mr. Andarawis, to waive the final hearing for this application for the site plan review of 2108 US Rt 9 Storage Building Site Plan, and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. Evergreen trees labeled on the plan.
2. Expand buffering to include conifer trees on the west side of the property and approved by Planning Staff.
3. Signage for LC zone to be placed 40 feet on center on metal posts for a total of approximately 4 signs.
4. Inform the owner/operator of the dog daycare facility of the Best Management Practices dealing with animal waste.

Ayes:   7  

Noes:   0  

The motion is carried.

**Old Business:**

1/13/26

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

SBL: 272.-1-49.1 Applicant proposes a boat and ATV Storage Lot Serving the Bass Pro Shops store 412 Clifton Park Center Rd, Zoned: TC1 - Highway Zone, Status: Preliminary Applicant: Bass Pro Shops Consultant: RAA Design – R. Myers Last Seen On: 10/28/2025

**Consultant/Applicant Presentation:**

Ray Meyers stated he was present to represent the site plan application and special use permit request for a proposed gravel boat storage lot. He stated the lot would be accessed by the fire lane for Bass Pro Shops and would be secured with boulders. He stated they are proposing shrubs along Clifton Park Center Road and they have also added a row of trees along the Northway to address comments previously offered by the Planning Board, advisory committees, and Town Staff.

**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:**

Anthony LaFleche, 21 Wheeler Drive, stated that due to the Clifton Park Center Road and Sitterly Road project he would like to see sidewalk connection easement and extra room for road widening. Mr. Scavo stated the Town has continued the sidewalk design down Clifton Park Center Road and to Clifton Country Road and then connect to the Crossings. Mr. Ferraro stated the applicant is proposing to extend the sidewalk along their property frontage.

**Planning Board Review:**

Ms. Coon asked for the berm and pond elevations as there may be a need for a safety fence. Mr. Lippmann stated there would only be water there when it rains and then would dissipate through the infiltration practice.

Mr. Ferraro stated lighting needs to be mitigated per staff comments. Mr. Meyers stated that he is ok with this being a condition of approval and is confident such can be addressed.

Ms. Bagramian asked if the area would be paved. Mr. Meyers stated it would be crusher run.

Mr. Martin stated he still has an issue with the temporary storage that remains on site that was not approved. He stated he recalls that temporary storage was neither presented or discussed and was not approved by the Planning Board on the original site plan approval. He stated he would like the issue resolved to keep looking nice; but the temporary storage needs to be removed.

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Mr. Ferraro stated that since a SEQRA negative declaration was issued for this project at the time of the Public Hearing for the Special Use Permit at the 12/9/25 Planning Board meeting action can be taken regarding the Special Use Permit and Site Plan at this meeting.

Ms. Bagramian offered Resolution #01 of 2026, second by Mr. Ophardt, to waive the final hearing this application and to grant preliminary and final approval of the special use permit, conditioned upon satisfaction of the comments offered by the Planning Board, Planning Department, and Town Designated Engineer, including submitting the landscaping plan for approval to the Planning Department prior to the stamping of the Special Use Permit.

Conditions:

1. Lighting plan is to be mitigated and approved by Planning Staff

Roll Call:

R. Ferraro – yes  
H. Fariello – Absent  
L. Westrick – yes  
E. Andarawis – yes  
E. Ophardt – yes  
D. Bagramian – yes  
K. Martin – yes  
J. Coons (alternate) - yes

The motion is carried.

Ms. Bagramian moved, second by Ms. Westrick, to waive the final hearing for this application for the site plan review of 412 Clifton Park Center Rd Boat and ATV Storage Lot (Bass Pro Shops) Site Plan & SUP, and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. Lighting plan is to be mitigated and approved by Planning Staff

Ayes:   7  

Noes:   0  

The motion is carried.

**New Business:**

1/13/26

**#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru Site Plan**

SBL: 284.-1-9.1 Applicant proposes to redevelop the site with a QuickChek and Dunkin restaurant with Drive Thru, 1532 Crescent Rd , Zoned: B3 - Neighborhood Business, Status: Concept Applicant: Wilton Development Consultant: Bohler Engineering – S. Burden

**Consultant/Applicant Presentation:**

Tim Freytag of Bohler Engineering noted he was present on the applicant's behalf for the redevelopment site and he is open to dialog and welcomes public comment. Mr. Freytag stated they have been in front of the ZBA for variances and they will go back at their next meeting. Mr. Freytag stated this application is for a 6,700 sf convenience store that has been decreased to 5,800 sf. He stated that parking may change as well with the application. He stated the parcel has a 15,000 sf vacant Planet Fitness building and an operating Dunkin Donuts. He stated they are proposing a new convenient store with fuel pumps and a new store for Dunkin Donuts. Mr. Freytag stated the Dunkin Donuts would be about 1,800 sf and they are not pushing the buildings back so there will be a nice buffer area. He stated they are proposing 2 drive access points from John McKenna IV Way and one to Crescent Road. He stated this would increase the green space to over 4 acres or 54% and they will maintain vegetation along John McKenna IV Way as well. Mr. Freytag stated to the east they are proposing a pedestrian connection to Crescent Road and they will reuse the utilities and redo the stormwater management area to accommodate fuel sales. Mr. Freytag stated initial building elevations and project narratives have been provided and he went through the area variances being asked for in an application before the ZBA.

**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:**

Mr. Scavo stated there are written letters of concern in the project file received from residential property owners in the project vicinity that expressed concerns with the number of gas stations, environmental contamination potential, traffic, and noise impacts.

Anthony LaFleche, 21 Wheeler Drive, asked if there could be sidewalks along both roads and if the entrances to the parcel could align with other existing entrances so they can line up.

Conrad Big stated he was at the ZBA meeting as well, and feels the application is too large for the B-3 zoning. He stated this is a mega gas station and needs a Special Use Permit. He stated the gas station will have 8 islands with 20 nozzles and this is a lot to ask for. He stated that Stewart's across the road asked for more as well and it was granted but he regularly drives there and there is a hard time with traffic in the area. He stated that 3 gas stations within one mile are already in

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place and there is a childcare facility nearby. Mr. Big stated the B-3 zone is to serve the community not the highway and the operations are limited to 7a.m. – 10 p.m. so this cannot be a 24 hour operation. He stated he has concerns with noise since they will be having larger trucks coming on site as they are offering diesel. Mr. Ferraro explained to the resident that they can go to the Town Clerk to request the Zoning Officer's determinations regarding what is allowed under the zoning code for that parcel. He also stated that the Zoning Board tabled the applicant's request for an area variance at their meeting on January 6th. At a future meeting, the Zoning Board will determine if a variance should be granted and that it is not a responsibility of the Planning Board. The Planning Board cannot take any official action on the site plan until the Zoning Board completes its review and makes a decision.

Helen Ferrell, 33 Wellington Court, read from a letter she submitted and she and other residents have signed (the letter is attached to the application).

Barbara Ruhl stated she had attended the ZBA meeting as well and asked for fencing or buffering behind the project to protect against lighting and noise. She stated she had signed the document submitted. She stated she worries about this shutting out others and making other properties vacant with tanks in the ground.

#### **Planning Board Review:**

Ms. Bagramian stated she is happy to see redevelopment in this corridor since it has been vacant for a very long while being marketed for permitted uses.

Mr. Ophardt stated there are already three similar gas station/convenience stores with 36 pumps within ¼ mile of each other on Crescent Road near Northway Exit 8. He questioned the applicant with why Crescent Road needs another gas station/convenience store with 20 more pumps for gas. Mr. Freytag stated this is the only gas station on the south side of Crescent Road providing easier access to westbound vehicles than the existing stores on the north side.

Ms. Bagramian stated she sees it the same but would it be outside the Board's purview to inhibit fair trade and prohibit a permitted use within the B-3 zoning district.

Mr. Martin asked if there is a limit for the pumps allowed. Mr. Ferraro stated they have asked for a variance to exceed 4 pumps. Mr. Freytag stated they are asking for 4 dispensers and 12 nozzles above what is code. Mr. Martin stated the business could look at scaling down the number of pumps. Mr. Freytag stated the ZBA suggested the same so they are looking at this but having additional dispensers available alleviates queuing.

Ms. Coons stated she has heard that the applicant makes money in the store and not as much for gas and asked if the applicant has thought about EV chargers available in certain designated parking spaces. Ms. Coons noted that since the location is very close to the I-87 Exit 8 Interchange it would be a desirable location for charging convenience. Mr. Freytag stated they

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have not looked into this. Mr. Scavo stated most businesses agree to install conduit at the time of construction to accommodate future EV spaces if such chargers are not currently proposed.

Mr. Ophardt stated the proposed Quick Check driveways aren't aligned with the existing driveways to the Northway 8 Plaza along John J. McKenna IV Way. He stated that this creates the potential for an increase in motor vehicle collisions for opposing motorists entering and exiting both sites. He asked the applicant to look at aligning these driveways. Mr. Freytag stated they have looked at it and feel there isn't a problem but will have their traffic engineer review the driveway alignments. Mr. Ophardt stated there is a need for a new sidewalk to be installed along the west side of the applicant's property (east side of John J. McKenna IV Way). He pointed out there is an existing pedestrian traffic signal at the corner of John J. McKenna IV Way and Crescent Road, and a new sidewalk was constructed along Wellington Court that leads to Cristina Marie Drive. Mr. Ophardt asked the applicant to consider the installation of a new sidewalk that would connect these two pedestrian amenities. Mr. Ophardt pointed out there are many residents who walk along the Crescent Road shared use pathway, and that they are also potential customers to Quick Check. He stated a sidewalk along John J. McKenna IV Way would provide a valuable link for pedestrian traffic between the Crescent Estates South neighborhood and Crescent Road.

Mr. Andarawis asked how much parking the applicant is showing. Mr. Freytag stated they are looking at 72 to meet the Town Code requirement, but they decreased the building size and are looking to lose 2 spaces in the rear of the site. Mr. Andarawis asked for them to look at land banking. Mr. Freytag stated he will take this back to the applicant. Mr. Ophardt stated the rear 9 parking spaces behind the store should be considered for land banking and this would also increase green space and decrease noise to the residents on Wellington Court.

Ms. Bagramian asked where the historical site was. Mr. Lippmann stated the applicant can get a letter of no effect letter from SHPO, and often the EAF Mapper checks the box if a historical site is within the vicinity of the project site but may not be located on this project location.

Mr. Ferraro agreed with the comments expressed by the other Planning Board members and added that he is concerned about the loss of landscaping along John McKenna IV Way and he stated it will have a large visual impact and lighting needs to be addressed as well.

**Discussion Items:**

None

**Public Privilege**

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

No public comment.

Mr. Ophardt moved, seconded by Ms. Bagramian, adjournment of the meeting at 12:03 a.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on January 27, 2026.

Respectfully submitted,

*Paula Cooper*

Paula Cooper, Secretary

**ATTACHED:**

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

## 📄 Review Comments by Permit#

Permit Number: sub25-000015

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Open Space Plans Review	Jennifer Viggiani		There is a strip of land/parcel conveyed to the Town of Clifton Park Tax Parcel #259.17-3-27 that could be used in the future for a sidewalk along this PDD frontage to connect new homes to the golf course entrance drive. This future sidewalk segment could help residents walk up to the clubhouse/banquet facility, and be part of a larger network in development along the existing sidewalks at Main Street & Longkill Road to the north.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Fire Marshall Plans Review	John DeSimone	12/30/2025	No concerns or comments with new rendition
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Postal Verification	John DeSimone	12/30/2025	Postal verification will be updated with post office and Saratoga County Emergency Services upon final approval from planning board.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Planning Director Plans Review	John Scavo	01/07/2026	The Planning Board should consider mitigation measures for environmental and visual impacts associated with the clearing of approximately 24,000 square feet of vegetation, as identified on the applicant's current submittal. This clearing occurred within an area that did not have Town authorization for such activities after the initial subdivision application was filed and prior to any Planning Board approvals being issued. The Board may wish to require the applicant to provide a restoration plan or other compensatory measures to address potential impacts to site ecology, stormwater management, and neighborhood character resulting from this unauthorized disturbance. Options for consideration by the Planning Board may include a ☐ Revegetation and Restoration Plan: Require

							<p>the applicant to submit and implement a detailed plan for replanting native trees and shrubs in the cleared area if appropriate based on proposed home development, to restore ecological function and visual screening.</p> <p>â Erosion and Sediment Control Measures: Install and maintain appropriate erosion control devices (e.g., silt fencing, erosion control blankets) until vegetation is re-established to prevent soil loss and sedimentation.</p> <p>â Stormwater Management Review: Evaluate whether the clearing altered drainage patterns and require corrective measures to maintain compliance with stormwater regulations.</p> <p>â Penalties or Fees: It is my understanding that the applicant was issued a citation by the Town's Building Department and paid a monetary penalty as a result of the violation.</p> <p>â Bonding for Compliance: Require a performance bond to ensure completion of any assigned restoration and compliance with mitigation measures (i.e. supplemental plantings of trees and/or shrubs).</p>
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Planning Director Plans Review	John Scavo	01/07/2026	<p>The applicant should note that, pursuant to Section 208â98 of the Clifton Park Town Code, ElnoraâJonesville Road (Main Street) is designated as a special setback street. For all streets and roads identified in this section, no building or portion of a buildingâother than steps, eaves, and similar architectural projectionsâmay extend closer than 100 feet from the centerline in a residential district, or 130 feet from the centerline in any other district. As this proposal falls within a Planned Development District (PDD), the Zoning Administrator has determined that the applicable standards should align with the R-1 Residential District setback requirements.</p>
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Planning Director Plans Review	John Scavo	01/07/2026	<p>Pursuant to Section 208 11 of the Clifton Park Town Code, Note C requires that the minimum lot width at the front building line for all streets listed in Â§208 98 be 200 feet in all residential districts. The plan should be revised accordingly to demonstrate compliance with R-1 zoning regulations, including the special setback and width</p>

							requirements for Jonesville Road (Main Street).
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	01/07/2026	Based on the materials submitted, the Planning Board should require the applicant to obtain a formal jurisdictional determination from both the NYS Department of Environmental Conservation and the U.S. Army Corps of Engineers confirming that no State or Federally regulated wetlands or waters of the United States are present within the project limits. The consultant's letter provides a professional opinion, but it does not constitute agency concurrence, and therefore cannot be relied upon as a regulatory determination for permitting or SEQRA purposes. The Planning Board should also request that the applicant provide clarification regarding whether the qualified environmental professional identified any non-jurisdictional wetland areas, isolated hydrologic features, or other water resources during the 2024-2025 field investigations. If such features were observed, the applicant should supply mapping, classification, and a description of their hydrologic function, along with an explanation of how these areas will be addressed in the site design and environmental review.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	01/07/2026	The applicant should verify on the official record at the meeting that the tree locations and existing vegetation shown on the Existing Conditions Plan are accurate, particularly in the area adjacent to the property to the north identified as Lands of Hall. This verification should include confirmation that any trees removed or altered since the initial application filing are accurately reflected on the current plan submittal.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	SEQR Review	John Scavo	01/07/2026	The applicant should provide a revised Part I Environmental Assessment Form (EAF) that accurately reflects the unauthorized land disturbance resulting from tree and brush removal. This information should be clearly included in the project description section of the EAF and any other applicable sections for documenting existing and proposed site conditions. The Planning

							Board is responsible for completing Parts II and III of the SEAF.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	01/08/2026	Request 15 feet right of the way on main street for All purpose trail
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Zoning Plans Review	Scott Reese	01/08/2026	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	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Zoning Plans Review	Scott Reese	01/08/2026	Per my zoning comments from April 18, 2025 - Per Town Code Chapter 208-98 Main Street requires a 100 feet setback from the centerline of the roadway, this will need to be shown on the plans.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Zoning Plans Review	Scott Reese	01/08/2026	Per Town Code Chapter 208-11 Note c. The minimum width of all lots at the front building line along those streets listed in Â§ 208-98 shall be 200 feet in all residential districts. Elnora-Jonesville Road (Main Street) is listed in Â§ 208-98. The proposed lot widths will either need to be increased to 200 feet for each lot or an area variance will need to be obtained.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	01/09/2026	After close examination of the site plan and noted by the Town Engineer, the ECC is concerned that the proposed site drainage pattern based on the topographic map provided will result in possible ponding within the Main Street Right-of-Way.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	01/09/2026	The ECC and the Planning Director have noted 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 notes that the applicant has yet to obtain communication from the NYSDEC on this matter.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot	Subdivision - Revised Preliminary	ECC Review	Scott Reese	01/09/2026	The ECC notes that within the Town ROW is a 5+/- foot wide section of land that is owned by the Town and runs along the area

		Single-family Subdivision Main Street					adjacent to Main Street which could serve as a multi-use trail. The ECC requests the Planning Board require the applicant to install a multi-use trail along Main Street, to continue the existing sidewalk to the north.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	01/09/2026	The ECC notes that there is an outstanding request for the applicant to update the Short EAF. Once this update has been completed, the Planning Board should evaluate and recommend replacement of any vegetation that was illegally removed by the applicant.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Stormwater Review	Scott Reese	01/09/2026	All the corrective actions in the Notice of Violation dated September 23, 2025 and outlined in the Stormwater Comments on 12/5/2025 still need to be addressed. All the violations need to be addressed before submitting or proceeding with any application to the Town of Clifton Park Planning Board. The Stop-Work Order will remain until all issues are addressed and cleared.
25-000390	SUB25-000015	#2025-015 VP Golf Club 4 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Stormwater Review	Scott Reese	01/09/2026	Per the Stormwater Comments from 12/5/2025: Provide the limits of disturbance pursuant to the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-025-001 Appendix A - Definitions 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 operation, the cutting and skidding of trees, stump removal and/or brush root removal. The plans titled Existing Conditions Plan, last revised 12/19/25, show "Limits of non-permitted vegetation clearing area = 24,000+/- SF". This area I believe is where tree stumps were actually removed. The area of construction area as defined by NYSDEC is significantly larger and is required to be shown on the plans.

## 📄 Review Comments by Permit#

Permit Number: spr25-000052

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	Fire Marshall Plans Review	John DeSimone	12/30/2025	No further comments or concerns with new rendition.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	Postal Verification	John DeSimone	12/30/2025	Existing postal number will remain the same for this project. Needs to be clearly posted at the road.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	ECC Review	Scott Reese	01/09/2026	In evaluating a batch concrete plant similar to the 1910 Route 9 proposal, the Town of Clay NY relied on scientific data from studies published in peer reviewed journals. The conclusions from these studies validate the need to perform a Full EIS for this project in order to evaluate the potential risks to the environment and public health. In a 2021 study entitled "Asthma and Particulate Pollution: Insights from Health Survey and Air Quality Monitoring in the Buzzard Point, Washington DC Neighborhood" by Hseih et.al. (ENVIRONMENTAL JUSTICE, Volume 14, Number 4, 2021), the case study focused on asthma rates affected by air quality in a studied neighborhood located "next to concrete batch plants and close to several construction projects." Significantly, the study suggests that there is a correlation between air quality and respiratory symptoms (e.g., asthma). The increased particulate matter from the concrete batch plants associated with this neighborhood contributed significantly to the airborne particulate materials ("PM") and that short-event, high-PM exposures "may overwhelm

							<p>the defensive mechanisms in the upper airway that normally protect the respiratory tract from coarse particles." A second study ("Assessing the Impact of Fugitive Dust Emissions from Cement Silos at a Cluster of Concrete Batching Facilities Using Air Dispersion Modeling" by Rady, et al.; Journal of Environmental Protection, 2023, 14, 373-391) compared PM emissions from "Controlled and Uncontrolled" Cement Silos and identified the hazards of cement dust to the environment and human health. It found that "uncontrolled or dis-repaired cement silos have no control efficiency" and resulted in PM releases 5.3 times higher than the World Health Organization (WHO) standards for air quality. Among other conclusions, this study found that the primary reason for high PM exceedance is the non-compliance of concrete batching facilities with "regulatory permit conditions" and that such conditions are not compatible with the surrounding community. The potential impact from such events on the residential areas near the Route 9 project must be assessed as part of a Full EIS.</p>
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	ECC Review	Scott Reese	01/09/2026	<p>1. The ECC finds that this project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued, and a Full Environmental Impact Statement (EIS) be prepared. a. The ECC notes that this project is adjacent to the Dwaas Kill, a Class A trout stream, a C(T) stream and a 303D protected water way. The fishery contains both native and stocked brook trout. The town and its residents have a significant investment in the quality and the protection of this waterway (Dwaas Kill Nature Preserve). The proposed plant is located within approximately 180 feet of this important environmental resource. Concrete plants present several risks including but are not limited to air and water pollution as well as dust exposure. Given the proximity of the concrete plant to the Dwaas Kill the ECC is concerned about potential adverse</p>

							<p>environmental impacts. b. The ECC recognizes the potential impact to the water quality as trout in the Dwaas Kill are very sensitive to PH and all water quality changes. This project utilizes a gravel access road is porous in nature and therefore will be difficult to control pH changes to the groundwater and other potential contamination. c. This project is a complete change of use from a truck repair facility to a concrete batch plant, coupled with an expansion of the impervious area of over 125%, this project cannot be treated under the standard re-development regulations. This project shall be treated as a new development. Re-development only treats the water quality volume where a new project will need to treat the channel protection volume as well the extreme storm events. d. The ECC notes that the applicant's engineer was requested to provide additional technical documentation and quantifiable data to support their response to Town Code Chapter 208-64 F with particular attention to the levels of dust generated by the Concrete Batch Plant that may reach the Dwaas Kill and effect the pH levels. In addition, this may have a negative health impact.</p>
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	ECC Review	Scott Reese	01/09/2026	<p>In considering a positive declaration the ECC notes the applicant in their long form EAF some identifiable concerns with parts D.2.i, in regard to dust particulate emissions, parts E.2. q (fishing), and E.3.h &amp; i (public resources within 5 miles). These errors underscore the need for a Full EIS.</p>
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	ECC Review	Scott Reese	01/09/2026	<p>Per Town Code Chapter 208-64 B. (1), "Assembling/fabrication, processing or light manufacturing of products, provided that such activity is not violative of the district regulations as set forth herein, and further provided that such activity does not result in any noxious noise or odor outside the district and does not have a deleterious effect on the air or water quality." The key characteristics of Light Industrial results in minimal environmental impacts of noise, dust, and vibrations. The ECC requests that the applicant demonstrate that this</p>

							application will conform to the performance standards of the Town Code specifically to the noise, dust (i.e. technical documentation and quantifiable data on particulate matter), and vibration levels by providing measurement of noise and vibration levels.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	ECC Review	Scott Reese	01/09/2026	The ECC notes that if public water is going to be utilized then the private well on site shall be capped.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	ECC Review	Scott Reese	01/09/2026	Due to the heavy concrete construction vehicles the ECC would request a traffic study.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	SEQR Review	John Scavo	01/09/2026	Please see the attached review memo, and draft resolution I offer for the Planning Board's consideration regarding advancing the SEQR review process forward.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	Zoning Plans Review	Scott Reese	01/13/2026	The Clifton Park Zoning Board of Appeals (ZBA) granted an area variance on June 3rd, 2025, from Town Code Chapter 208-65 D. Height. Permitted height of buildings and structures shall be 50 feet. The applicant proposed a 61 feet tall structure (drive thru cement bin). An area variance of 11 feet addition to the permitted height of 50 feet was granted by the ZBA.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete	Site Plan Review - Revised Preliminary	Zoning Plans Review	Scott Reese	01/13/2026	An Overview of Concrete Batch Plan Operations has been submitted. The overview describes the operation but does not provide technical documentation and quantifiable data to address Town Code Chapter 208-64 F (2) Discharge of toxic or noxious matter. The overview still needs to address how the proposed use will not

		Batch Plant)					result in any toxic or noxious matter outside the district and does not have a deleterious effect on the air or water quality and how the operation will not exceed any of the performance standards per Town Code Chapter 208-64 F.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	Zoning Plans Review	Scott Reese	01/13/2026	It appears in the Noise Impact Assessment dated September 25, 2025, shows the calculated sound levels higher at Receptor Location R1 than what Town Code Chapter 208-64 (F)(1). Verify if the sound levels exceed the required 65 decibels at the property line.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	Zoning Plans Review	Scott Reese	01/13/2026	Please see my zoning response letters dated January 13th, 2026, to the Planning Board for the comments sent by Riverkeeper, Inc. and Abrams   Fensterman, LLP.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	Stormwater Review	Scott Reese	01/13/2026	The applicants engineer has the facility's primary Standard Industrial Classification Code (SIC) as 1442 - Construction Sand and Gravel. Please provide information on why SIC 3273 - Ready-Mixed Concrete is not being used.
25-000392	SPR25-000052	#2025-017 1910 Route 9 Commercial Buildings Site Plan (Concrete Batch Plant)	Site Plan Review - Revised Preliminary	Stormwater Review	Scott Reese	01/13/2026	Per the NYSDEC Stormwater Management Design Manual - July 31, 2024 Chapter 9: Redevelopment Activity Section 9.1 states "For redevelopment activities located in critical environmental areas and other sensitive environmental or regulated areas, all attempts should be made to seek compliance with the sizing criteria set elsewhere in the manual. It appears that this project drains to a sensitive environmental area (Land Conservation District). Per Town Code Chapter 208-69 "The purpose of the Land Conservation District (hereinafter "L-C") is to delineate, preserve, protect and conserve wetlands and streams and their respective regulated adjacent areas, as designated by the New York State



## 📄 Review Comments by Permit#

Permit Number: spr25-000051

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Postal Verification	John DeSimone	01/07/2026	After further review 2108 Rt 9 will remain for business The Brown Dog Canine Care.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Postal Verification	John DeSimone	01/07/2026	New postal number that will be used for converted office and new storage building will be 147 Wood Rd Round Lake NY 12151. (See Approved Postal Verification in Documents)
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Postal Verification	John DeSimone	01/07/2026	Postal verification will be finalized with Saratoga County Emergency Services upon final Planning approval.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	01/08/2026	Applicant will need to supply a knox box for new office
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	01/08/2026	Fire lane signage may be required. (Can be determined if needed during construction of storage buildings)
25-001732	SPR25-000051	#2025-042 2108 US Rt 9	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	01/08/2026	A change of use permit will be required changing the use of the residential home into business office. (apply with building dept)

		Storage Building Site Plan					
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	01/08/2026	Disturbance is less than acre, therefore no SPDES permit required.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	01/08/2026	Two infiltration areas designed for water quality treatment and peak flow attenuation. The design engineer provides information supporting the likelihood that post-development runoff rates reduced compared to pre-development, e.g., 10-year storm: 0.16 cfs vs. 0.40 cfs pre-development.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	01/08/2026	Existing vegetation along rear and side property lines is present; additional evergreen plantings are proposed near dumpster area. Planning Board may consider requiring more plantings along the west side of the 4,000 SF building for residential
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	01/08/2026	Given the proximity of a well, as well as overhead utilities and a pole near the proposed impervious pad and dumpster enclosure, please verify that there are no utility conflicts that would require relocating the improvement as proposed on the current site plan.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	01/08/2026	Provide a note on the plan confirming the date of the area variance granted by the ZBA and the permit number associated with the application.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	01/08/2026	The project appears to demonstrate compliance with zoning dimensional standards, except front setback, addressed via an area variance.

		Site Plan					
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	01/08/2026	It is recommended that signage be posted 40' on center to delineate the limits of the 100-foot buffer from the regulated NYS DEC Wetlands.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	01/08/2026	Maintain orange construction fencing along the buffer perimeter during construction.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	01/08/2026	Add a note to the plan stating: No soils disturbance, or outdoor storage of materials, or stockpiles shall occur within the 100-foot NYSDEC wetland buffer.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	SEQR Review	John Scavo	01/08/2026	NYS DEC jurisdiction confirmed two off-site wetlands with 100-ft adjacent area buffers validated by a DEC letter dated 12/9/2025 that is included within the project file.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	SEQR Review	John Scavo	01/08/2026	A SHPO letter 12/18/2025, confirms no archaeological or historic impacts. A copy of the letter is included in the project file.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	SEQR Review	John Scavo	01/08/2026	Based on a review of the project record, ECC Comments, and the current project information I note for the record the Planning Board, acting as Lead Agency under SEQR, has reviewed the Environmental Assessment Form (EAF) and supporting documentation for the proposed action. Based on this review and consideration of the criteria for determining

							significance in 6 NYCRR Part 617.7, the Board finds: â The proposed action will not result in any significant adverse environmental impacts. â The project complies with applicable zoning and environmental regulations, and has obtained relief for a front building setback granted by the ZBA,. â Wetland buffers will be protected, and no construction, soils disturbance, or outdoor storage will occur within the 100-foot NYSDEC wetland buffer. â Stormwater management measures will reduce post-development runoff rates. â No impacts to historic or archaeological resources have been identified. â No significant traffic, noise, or community character impacts are anticipated. Accordingly, the Planning Board may issues a Negative Declaration under SEQR, concluding that an Environmental Impact Statement (EIS) is not required.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	SEQR Review	John Scavo	01/08/2026	I recommend the following motion to complete the SEQR review process for the Planning Board's Consideration: I move that the Planning Board, acting as Lead Agency under SEQR, hereby adopts a Negative Declaration for the Prediletto Storage Buildings project located at 147 Wood Road, as the proposed action is classified as an Unlisted Action pursuant to SEQR. Based on the review of the Environmental Assessment Form and supporting documentation, the Board finds that the project will not result in any significant adverse environmental impacts. Therefore, an Environmental Impact Statement is not required, and the Negative Declaration shall be filed in accordance with SEQR regulations.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	01/09/2026	The parcel is located in the Light Industrial 2 Zoning District. Per Town Code Chapter 208-64 B. (2) Storage, warehousing or distribution of manufactured products is an allowed use.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	01/09/2026	This parcel was granted an area variance (#80408) to allow accessory structures to be place 15-feet from the side property lines, for parking to be 10-feet from the front property line, and buildings to be setback 120-feet from the centerline of NY Rt 9.

		Site Plan					
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	01/09/2026	The applicant was granted an area variance (VAR25-000028) from Town Code Chapter 208-65(E)(1), which requires a minimum 50-foot front yard setback. The proposed 4,000-square-foot storage building would have a 31-foot setback. The applicant was granted a 19 feet of relief from the front yard setback requirement at the January 6th, 2026 Zoning Board of Appeals.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	01/09/2026	The applicant should provide wetland protection fencing and erosion and sediment controls along the buffer area to keep contractors from entering this area during construction.
25-001732	SPR25-000051	#2025-042 2108 US Rt 9 Storage Building Site Plan	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	01/09/2026	The applicant shall obtain a highway curb cut permit from the Highway Department. The permit drawings should include the installation of a driveway culvert.

## 📄 Review Comments by Permit#

Permit Number: sup25-000021

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001675	SUP25-000021	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Postal Verification	John DeSimone	12/30/2025	Existing postal number for this parcel will remain the same for this project. 412 Clifton Park Center Road.
25-001675	SUP25-000021	#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	12/30/2025	An inspection will be required for access road crossing culvert. To assure it is installed to designed plan.
25-001675	SUP25-000021	#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	12/30/2025	Business will need to follow all dry storage Fire Code regulations when storing boats and vehicles to assure fire access and accessibility during an emergency.
25-001675	SUP25-000021	#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	12/30/2025	A meeting with the store manager will be required prior to utilizing the space for storage, to assure condition 2 is met.

25-001675	SUP25-000021	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	SEQR Review	John Scavo	01/09/2026	SEQRA Classification: Unlisted Action under 6 NYCRR Part 617; Planning Board as Lead Agency.
25-001675	SUP25-000021	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	SEQR Review	John Scavo	01/09/2026	Planning Staff Recommended SEQR Determination of a Negative Declaration: The Planning Board, acting as Lead Agency under SEQR, has reviewed the Short Environmental Assessment Form (SEAF) and supporting documentation. Based on this review and consideration of the criteria in 6 NYCRR Part 617.7, the Board finds: <ul style="list-style-type: none"> <li>â The proposed action will not result in any significant adverse environmental impacts.</li> <li>â The project complies with applicable zoning and environmental regulations.</li> <li>â Stormwater management measures meet NYSDEC standards and reduce peak discharge.</li> <li>â No impacts to wetlands, threatened species, or historic resources have been identified.</li> <li>â No significant traffic, noise, or community character impacts are anticipated.</li> </ul> Therefore: The Planning Board issues a Negative Declaration under SEQR, concluding that an Environmental Impact Statement (EIS) is not required.
25-001675	SUP25-000021	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	SEQR Review	John Scavo	01/09/2026	Draft Motion for consideration of adoption: I move that the Planning Board, acting as Lead Agency under SEQR, hereby adopts a Negative Declaration for the Bass Pro Shops Boat and ATV Storage project located at 412 Clifton Park Center Road, as the proposed action is classified as an Unlisted Action pursuant to SEQR. Based on the review of the Short Environmental Assessment Form and supporting documentation, the Board finds that the project will not result in any significant adverse environmental impacts. Therefore, an Environmental Impact Statement is not required, and the Negative Declaration shall be filed in accordance with SEQR regulations.

25-001675	SUP25-000021	#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	01/09/2026	I agree with MJ Engineering's comment for the potential of Lighting spillage towards Interstate I-87 and recommend full cut-off shields or reduced pole height to resolve the issue.
25-001675	SUP25-000021	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	01/09/2026	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 13-15 from the MJ Engineering review letter dated January 7th, 2026.
25-001675	SUP25-000021	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	ECC Review	Scott Reese	01/09/2026	The ECC notes that the lighting plan is still not in compliance with International Dark Sky Standards and should include cut off shields as part of the design. The Planning Board shall require the applicant to adjust their plan (e.g. Reduce the amount of footcandles off the edges of the project.)
25-001675	SUP25-000021	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	SUP Review	Scott Reese	01/09/2026	The parcels are in the Town Center District 1 $\hat{\square}\square$ 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	SUP25-000021	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	SUP Review	Scott Reese	01/09/2026	Per Town Law 274-b Municipalities may issue special use permits and attach "reasonable conditions and restrictions as are directly related to the proposed special use". The Planning Board may legitimately regulate hours of operation through special use permits if they area supported by record evidence that they mitigate adverse impacts - such as: 1. Reducing noise at night 2. Minimizing traffic on neighborhood streets, 3. Protecting local residential amenity, 4. Safeguarding environmental quality. Such restrictions are valid only when clearly tied to land-use concerns and found in the administrative record. For the Bass Pro Shop Site Plan approval the Planning Board
25-001675	SUP25-000021	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	01/13/2026	The parcels are in the Town Center District 1 <input type="checkbox"/> 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	SUP25-000021	#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	01/13/2026	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	SUP25-000021	#2025-043 412	Special Use Permit -	Zoning Plans	Scott Reese	01/13/2026	See added SUP comment #2.

	Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops)	Preliminary	Review			
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## 📄 Review Comments by Permit#

Permit Number: spr25-000053

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	01/08/2026	Request 15 feet right of the way on Crescent Road for All purpose trail
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	01/08/2026	Provide Fire Truck Turn rendition please
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	01/08/2026	Provide additional hydrant on southeast or northeast corner based off the 2025 NYSFC appendix B&C.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Fire Marshall Plans Review	John DeSimone	01/08/2026	A knox box will be required for each building
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Postal Verification	John DeSimone	01/08/2026	Proposed Dunkin will be addressed 1532 Crescent Rd and Proposed fuel/convenience station will be addressed 1534 Crescent rd. Approved postal verification will be uploaded to documents and emailed to applicant.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Stormwater Review	Scott Reese	01/09/2026	When plans progress, the stormwater management design shall comply with SPDES General Permit GP-0-25-001. Because the proposed fueling area is a designated stormwater "hot-spot," the Stormwater Pollution Prevention Plan (SWPPP) shall utilize non-infiltration water quality practices and incorporate appropriate pretreatment. If the design

							engineer utilizes the redevelopment standards in Chapter 9 of the NYS Stormwater Management Design Manual, they shall address that the existing treatment systems were not designed for "hot-spot" runoff and must be upgraded to meet current pollutant-specific criteria if needed.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	01/09/2026	This parcel is located in the Neighborhood Business (B-3) Zoning District. Per Town Code Chapter 208-37(B) both convenience food store and drive-in restaurant are permitted uses.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	01/09/2026	This parcel has an approved area variance of 130 feet to allow for a portion of a restaurant building (Dunkin Donuts) 170 feet from a residential zone. Per Town Code Chapter 208-37 (B) no drive-in restaurant shall be located within 300 feet of the boundary line of any residential district.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	01/09/2026	The applicant is seeking four area variances, which are detailed in the provided document folder (Variance Review Comments 2026-01-08). The application was brought before the ZBA on January 6, 2026, and was decided for the application to be tabled. This allows the owner to attempt to minimize the scope and impact of the required zoning relief and the application is planned to be presented again in the near future (the next ZBA scheduled meeting is February 2nd, 2026).
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	ECC Review	Scott Reese	01/09/2026	The Planning Board and ZBA should not allow a design that exceeds existing surrounding uses (e.g. number of gas pump nozzles) in order to maintain the aesthetics and character of the neighborhood. Maintaining consistency with the surrounding uses does not impose an economic hardship.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel	Site Plan Review - Concept	ECC Review	Scott Reese	01/09/2026	The ECC notes the potential size of this proposed project may have a significant negative impact on the quality and character of the adjacent residential neighborhood.

		and Restaurant with Drive Thru					
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	The site proposes two full-access driveways on John J. McKenna IV Way and a right-in/right-out driveway on Crescent Road. This layout generally supports efficient ingress and egress. However, drive aisle widths and turning radii should be confirmed for large delivery and fueling vehicles to ensure safe truck movements, particularly near the fueling canopy and Dunkin' drive-thru.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	Internal circulation between the QuickChek and Dunkin' areas appears functional at the conceptual level of plan development, but conflict points between fueling traffic, delivery areas, and drive-thru stacking should be evaluated further.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	Crescent Road (County Route 92) is a high-volume corridor, and the proposed right-in/right-out movement will help reduce left-turn conflicts. However a traffic impact study should be provided to confirm whether the queuing at the McKenna IV Way intersection will not block site access during peak hours.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	Crescent Road (County Route 92) is a high-volume corridor, and the proposed right-in/right-out movement will help reduce left-turn conflicts. However a traffic impact study should be provided to confirm whether the queuing at the McKenna IV Way intersection will not block site access during peak hours.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	Coordination with Saratoga County Public Works for a the Highway Work Permit is required.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	The plan includes sidewalks along building frontages and crosswalks within the site, which is positive.

25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	The applicant should consider a continuous pedestrian route along the frontage with the adjacent ROWs of Crescent Road and McKenna IV Way and provide sidewalks into the site, with ADA-compliant curb ramps.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	The applicant should provide bike racks near building entrances to align with Complete Streets principles.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	Resident Concerns received in writing have been included in the project file and general concerns expressed include: Traffic and Safety - Increased traffic volumes, turning movements, and potential congestion at Crescent Road and McKenna IV Way; Noise and Lighting - Fueling canopy lighting and 24-hour operations may raise concerns for adjacent residential areas. Environmental Impact - Stormwater management and potential fuel spill risks; Character and Scale - Some residents feel the proposed development is more intense than existing neighborhood character.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	The Planning Board cannot take official action on this site plan application until the Zoning Board of Appeals completes its consideration for area variances requested by the applicant that include relief from the food store building size, fuel dispenser count, and the minimum front and side parking setbacks
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	Future submittals should address intersection Line Of Sight (LOS), queuing, and internal circulation.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	Show clear ADA routes from public ROWs to building entrances.

		and Restaurant with Drive Thru					
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	Future submittals should show a detailed Lighting and Landscaping Plan: Including measures to mitigate off-site glare and buffer residential areas.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	A future preliminary plan submittal should confirm the SWPPP meets NYSDEC standards for petroleum "hot spot" treatment.
25-002199	SPR25-000053	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	01/09/2026	As plans advance toward a more detailed design the applicant should address resident concerns proactively with visual buffers, noise mitigation, and operational details.



January 7, 2026

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 December 19, 2025.
- Stormwater Pollution Prevention Plan as prepared by Environmental Design Partnership, LLP, and last dated May 2025.
- eNOI for GP-0-25-001
- Comment response letter as prepared by Environmental Design Partnership, LLP, and last dated December 22, 2025.
- SEAF as prepared by Environmental Design Partnership, LLP, and last dated December 22, 2025.

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

#### **STATE ENVIRONMENTAL QUALITY REVIEW**

1. Correspondence from NYSDEC should be provided to confirm that there are no wetlands on the site.
2. Submit an updated EAF that incorporates the recent site and plan changes.

#### **SUBDIVISION**

##### Cover Sheet

3. No comments.

##### Subdivision Plan

4. No comments.

##### Existing Conditions Plan





5. No comments.

Grading and Drainage Plan

6. No comments.

Utility Plan

7. No comments.

Erosion & Sediment Control Plan

8. The drainage pattern shown on the plans indicates that site runoff will flow through the driveway culverts into the open area between Lots 1 and 2, where it will pond, as the existing 18-inch culvert at the rear also slopes toward this area. Please confirm the intent of the proposed drainage pattern.
9. The Planning Board may request infill landscaping in the unauthorized clearing area on the site.
10. The applicant should confirm that existing drainage patterns have not been altered as a result of the site disturbances.

Site Details

11. No comments.

**STORMWATER POLLUTION PREVENTION PLAN**

12. The drainage pattern shown on the plans indicates that site runoff will pass through the driveway culverts and collect in the open area between Lots 1 and 2, where ponding is likely, as the existing 18-inch culvert at the rear also slopes toward this location. This condition may require hydraulic modeling to address potential future flooding.

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 long, sweeping underline that extends to the right.

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



VP Golf Club 5-Lot Single Family Subdivision  
January 7, 2026  
Page 3 of 3

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



January 7, 2026

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

**Re: 1910 Route 9 Commercial Building Site Plan**  
**Tax Map ID 259.-2-44 and 260.-1-28**  
**CP File: 2025-017**  
**MJ File: 700.421**

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 Plan Set (10 Sheets) titled "Batch Concrete Plant" as prepared by Environmental Design Partnership, LLP, 1 sheet in total, and dated December 19, 2025.
- Stormwater Pollution Prevention Plan as prepared by Environmental Design Partnership, LLP, and dated December 2025.
- Comment response letter as prepared by Environmental Design Partnership, LLP, and dated December 22, 2025.
- Overview of Concrete Batch Plant Operations Narrative
- Noise Impact Assessment as prepared by Strategic Mining Solution, and dated September 25, 2025.
- Draft eNOI
- Existing and Proposed Renderings as prepared by Environmental Design Partnership, LLP, and dated June 3, 2025.

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

#### **STATE ENVIRONMENTAL QUALITY REVIEW**

1. Confirm the hours of operation of the proposed facility to ensure it meets the requirements of Section 208-64F of sound levels shall not exceed 45 decibels from 11:00 p.m. to 6:00 a.m. This may limit the hours of operation.
2. Once the Planning Board has obtained adequate documentation, they may proceed with completing Part 2 of the FEAF.

#### **SITE PLANS**

##### Cover Sheet 1 of 10

3. It is noted that the applicant is now proposing water from the Clifton Park Water Authority and sewer from the Saratoga County Sewer District. Previous submissions provided on-site septic and





well.

Existing Conditions Sheet 2 of 10

4. No comments.

Site Plan Sheet 3 of 10

5. Provide a removals plan to show the extents of all removals on site. It appears the large garage is now being removed.
6. It appears to be a few labels that are not applicable to this drawing, i.e Existing garage to be demolished and Proposed Water Well and Pump House, revise accordingly.
7. As noted in Comment 9 of our September 4, 2025 review, the sand/aggregate stockpiles are located adjacent to the drainage swale within the gravel area. Designate a location for these stockpiles in lieu of moving them around and provide material bins for each material stored.

Grading and Utility Plan Sheet 4 of 10

8. Consider a hydrant on the dead end near the proposed driveway.
9. Provide top and bottom of wall spot elevations as fall protection may be required as vehicular traffic will be utilizing this area.

Offsite Utility Connection Plan Sheet 5 of 10

10. The watermain is being proposed to be installed via directional drilling to avoid disturbance to the Dwaas Kill.
11. Provide soil erosion and sediment control measures around the bore pits to prevent sediment from enter the Dwaas Kill.

Planting Plan Sheet 6 of 10

12. A note should be revised to the plans that the required bioretention plantings are referenced on Sheet 8 of 10.

Erosion and Sediment Control Plan Sheet 7 of 10

13. Describe the measures that will be implemented during construction and daily operations to control dust.

Site Details Sheet 8 of 10

14. No comments.



Site Details Sheet 9 of 10

15. For Detail 8 Retaining Wall, include a fall protection needed due to being adjacent to vehicular traffic.
16. All water improvements are subject to the review and approval of the Clifton Park Water Authority. Any plan comments from the Clifton Park Water Authority shall be incorporated into subsequent submissions.
17. Provide sanitary sewer details.
18. All sanitary sewer improvements are subject to the review and approval of the Saratoga County Sewer District No. 1. Any plan comments from the Saratoga County Sewer District No. 1 shall be incorporated into subsequent submissions.

Photometric Plan Sheet 10 of 10

19. All fixtures should be equipped with cutoff or shielded housings.

**OPERATIONS NARRATIVE**

20. The narrative indicates water will be provided from an on-site well, please clarify as a water service has now been provided.

**TRAFFIC ASSESSMENT LETTER**

21. It is noted on the site plan that the existing vegetation needs to be removed to provide adequate site distance.

**NOISE STUDY**

22. The study was prepared in response to concerns raised by Planning Staff specifically to the proposed use and how it could potentially introduce types and levels of noise that are currently not present at the site and will meet the requirements of Section 208-64F. The study utilized the NYSDEC Program Policy "Assessing and Mitigating Noise Impacts." The study identifies potential noise sources that would be introduced by the project including vehicle traffic, cement blower, cement mixing trucks, and a loader loading aggregate bins. From this, the study then assessed the potential increase in noise levels at three receptor sites comparing existing ambient noise levels and potential increase over existing ambient levels. In all cases, the noise levels will have a negligible change under the built condition.

23. In the appendices, confirm the barrier utilized for each of the receptor cross section diagrams.

**STORMWATER POLLUTION PREVENTION PLAN**

24. Section I.L.H of the SWPPP states that consultation with SHPO has been initiated and a Phase 1A/1B Archaeological survey was requested. The archaeological survey report shall be submitted



to SHPO and a "No Effect Letter" shall be submitted upon receipt and prior to any soil disturbance activities. This should be revised as correspondence was received from SHPO on September 15, 2025.

25. Several items included in the previously submitted SWPPP are missing from the latest version. These items should be incorporated into the revised submission to allow us to complete our review. They include the following:

- a. Provide the water quality and filtration bioretention calculation spreadsheets.
- b. Provide the pre and post construction watershed maps.
- c. Provide the revised Hydrocad model.

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

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



January 7, 2026

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

**Re: 2108 US Route 9 Storage Building Site Plan  
Tax Map ID 250.-2-2  
CP File: 2025-042  
MJ File: 700.431**

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 Site Plan (4 Sheets) titled "Prediletto Storage Buildings", dated December 22, 2025, prepared by Environmental Design Partnership, LLP.
- Stormwater Narrative, dated December 2025, prepared by Environmental Design Partnership, LLP.
- Comment response letter, dated December 22, 2025, prepared by Environmental Design Partnership, LLP.
- SHPO Correspondence dated December 18, 2025
- Wetland Delineation Map and NYSDEC JD Correspondence dated December 9, 2025

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**

##### Site Plan – Sheet 1 of 4

2. The applicant should indicate on the plans if granted the variance for the front setback.
3. Provide the inverts of the proposed culvert under the new driveway.
4. In accordance with Section 208-99, storage facilities must provide one parking space per 2,000 square feet of gross floor area, plus one space per employee. For a 6,400 SF facility, this equates to three spaces plus one per employee. The application proposes a total of five parking spaces, which appears to meet the requirement.

##### Planting Plan – Sheet 2 of 4



5. The Planning Board may consider adding plantings along the west side of the proposed 4,000 SF storage facility to provide buffering for the adjacent residential property.

Erosion Control Plan – Sheet 3 of 4

6. The applicant should provide wetland protection fencing along the buffer area to keep contractors from entering this area during construction.

Existing Conditions Plan – Sheet 4 of 4

7. No comments.

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 'W. Lippmann', written over a faint, illegible typed name.

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



January 7, 2025

Mr. Ray Myers  
RAA Design  
11395 Old Roswell Road  
Alpharetta, GA 30009

**Re: 412 Clifton Park Center Road Boat and ATV Storage (Bass Pro Shop)**  
**Tax Map ID 272.-1-49.1**  
**CP File: 2025-043**  
**MJ File: 700.432**

Dear Mr. Myers:

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:

- Bass Pro Shops Preliminary Plans (12 sheets) prepared by Contineo Group dated October 3, 2025.
- Landscape Plan prepared by Contineo Group dated October 3, 2025.
- Hydrology and SWPPP Report prepared by Contineo Group dated December 19, 2025.
- eNOI
- Site Lighting Plan prepared by Contineo Group dated December 22, 2025.

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

#### **STATE ENVIRONMENTAL QUALITY REVIEW**

1. No comments.

#### **SITE PLANS**

Sheet C100 – Cover

2. Provide an updated revision date on plans as it still shows October 3, 2025.

Sheet C200

3. No comments.

Sheet C300 – Grading/Drainage

4. No comments.

Sheet C400 – Initial Erosion Plan



21 Corporate Drive  
Clifton Park, NY 12065



518.371.0799  
mj@mjteam.com  
mjteam.com



Fishkill, NY  
Levittown, NY  
Picatinny, NJ  
Melbourne, FL





5. No comments.

Sheet C500 - Erosion Notes

6. No comemnts.

Sheet C501 - Erosion Details

7. No comments.

Sheet C600 - Construction Details 1

8. No comments.

Sheet C600 - Construction Details 1

9. No comments.

Sheet LS-1 - Planting Plan

10. No comments.

Photometric Plan - Sheet 1 of 2

11. The photometric plan indicates footcandle spillage to the east near the Northway with amounts approaching 2 footcandles. Consider using a different fixture type/shields or reducing the pole height to shift illumination away from the Northway.

Photometric Plan - Sheet 2 of 2

12. As noted in comment #11 above, consider using a different fixture type/shields to shift illumination away from the Northway.

**HYDROLOGY REPORT**

13. Provide calculations illustrating that 50% of the WQv is provided in the forebay pursuant to Section 6.3.3 of the NYSSMDM.

14. Pursuant to Section 6.3.1.1 of the NYSSMDM, all infiltration practices shall be designed to fully drain within 48-hrs of the maximum storm event for which it was designed. Provide calculations showing that the infiltration basin (I-2) meets this requirement.

15. Since it appears the on-site stormwater management facilities will be privately owned, a maintenance agreement should be executed with the Town of Clifton Park.

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 'W. Lippmann', written over a horizontal line.

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

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



January 7, 2025

Ms. Caryn Mlodzianowski  
Bohler Engineering and Landscape Architecture, NY PLLC  
17 Computer Drive West  
Albany, New York 12205

**Re: 1532 Crescent Road Convenience Store with Fuel and Drive Thru**  
**Tax Map ID 284-1-9.1**  
**CP File: 2026-002**  
**MJ File: 700.436**

Dear Ms. Mlodzianowski:

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 December 16, 2025.
- Town of Clifton Park Ethics Disclosure Form dated December 2, 2025.
- Site Development Plans titled "Convenience Store with Fuel Sales and Restaurant with Drive-In" as prepared by Bohler Engineering NY, PLLC, 16 sheets in total, and dated December 22, 2025.
- Cover Letter dated December 22, 2025
- Project Narrative dated December 22, 2025
- Exterior Design Guideline, dated June 8, 2023
- Floor plan, Notes & Partition Types dated June 8, 2023
- Storm Water Pollution Prevention Plan (SWPPP) for Construction Activities prepared by Bohler Engineering NY, PLLC dated December 22, 2025
- Land Survey prepared by Control Point Associates Inc PC, dated May 27, 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. Clifton Park Water Authority: Water Connection
  - c. Saratoga County Sewer District #1: SCSD Connection
  - d. Saratoga County Planning: 239-m County Referral
  - e. New York State Department of Environmental Conservation: Stormwater discharge
  - f. New York State Department of Transportation: Proximity to NYS I-87
  - g. NYS Historic Preservation Office: Archeological sensitive area

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 2.63 acres. As such, a project-specific stormwater pollution prevention plan (SWPPP) shall be required and has been prepared by the applicant for review. 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 provides 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. 18 - The response indicates the proposed action will include construction or other activities that would result in the impoundment of water or other liquids. The project will be subjected to the NYSDEC Phase II Stormwater Regulations and General Permit GP-0-25-001.
7. No further comments at this time.

## **SITE PLANS**

### General

8. The project is located within the Town's Neighborhood Business District (B-3) zoning district. The proposal for a convenience store with fuel appears to be a permitted use as noted in Section 208-37 of the Town's Zoning, however the Town's Zoning Officer shall verify if a drive thru restaurant is permitted.
9. In reviewing the proposed site plan, it appears to be deficient in regards to meeting the minimum bulk lot requirements outlined in Section 208-38 of the Town's Zoning. The noted deficiencies are as follows:
  - a. The applicant has indicated that they are seeking four (4) area variances as part of this application foods store building size, food store dispenser count, and front and side parking setbacks.

### Cover - Sheet C-101

10. Indicate any variances received as part of this application and the date they were granted.



General Notes and Legend – Sheet C-102

11. No comments.

Jurisdictional Notes – Sheet C103

12. No comments.

Existing Conditions/Demolition Plan – Sheet C-201

13. Identify the components that will be demolished and or relocated.

Site Plan – Sheet C-301

14. The parking requirements table shows that 68 spaces are required by code, and 72 spaces are proposed as part of this project.

15. The parking table also indicates proposed parking stalls to be 9' x 18', however they are shown at 10' x 20', please confirm.

16. Add the appropriate ADA symbol to the accessible parking stall in front of the proposed Dunkin building.

17. Indicate if there are any existing stormwater management areas on site.

18. The proposed entrance on Crescent Road (County Route 92) appears to be modified to allow right-turn entry. This should be reviewed by the County to confirm its acceptability. Signage may be required to notify motorists that left turns are not permitted from Crescent Road.

19. Confirm the width of the one parking stall in front of the proposed Dunkin building is at least 9 feet wide as the dimension provided indicates 8 feet.

20. The ADA accessible aisles in front of the proposed convenience store show only an 8-foot-wide stall, the standard for the Town of Clifton Parks is 9 feet x 18 feet for all stalls.

21. Confirm there is adequate space between bollards and sign post for ADA accessibility from the accessible parking aisle.

22. Show where snow storage is being provided within the project site.

23. It is recommended that at a minimum the number of peak hour vehicle trips, including truck trips be provided.

24. Provide notation on subsequent plans indicating that all work proposed within the County Route 92 right-of-way are subject to a highway work permit issued by the County Highway Department.



25. Should there be a plan for exterior storage of propane for sale, show its location. Depending upon its location, appropriate barrier protection shall be shown.
26. Indicate whether roof top mechanical units are proposed and how screening may be incorporated to shield them from the public view.
27. 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.
  - d. Identify the actual height of the buildings. If greater than 30-feet in height above the average grade plan, 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 NYSFC. 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.

Colored Site Plan – Sheet C-302

28. No comments.

Preliminary Grading and Drainage Plan – Sheet C-401

29. It appears that most of the site, excluding the hot spot area, drains toward the rear of the property. The SWPPP will need to be reviewed to ensure all WQv, RRv, and quantity controls are properly addressed. Aerial imagery indicates that the rear of the property is wooded, and as the project advances, this area may need to be cleaned up if it being utilized as a stormwater management area.

Utility Plan – Sheet C-501

30. 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.



31. The submitted information indicates the project is proposing to connect to an existing sewer main(s) within close 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.
32. Provide anticipated water and sewer usage information.
33. Provide the invert elevations for the proposed sewer piping, including those through the proposed grease traps.
34. Verify all utility crossings (water, sewer, gas) provide adequate vertical separation.
35. Identify the size and materials of construction for the proposed water service.
36. Identify the method of connection to the water main.

Soil Erosion and Sediment Control Plan – Sheet C-801

37. Most of the proposed silt fence is shown inside the limits-of-disturbance line. The silt fence should be placed at the outermost edge of all soil-disturbance areas to ensure proper on-site sediment control.
38. Provide additional silt fence west of the proposed topsoil stockpile to prevent sediment accumulating in the existing low spot.
39. Show the location of the concrete washout area.
40. Pursuant to Section 6.4.5 of the NYSSMDM, permanent vegetative cover shall achieve 80% uniform density established over the entire contributing pervious area, before runoff is directed into the facility (F-5). Provide a note indicated this on the plan.

Erosion and Sediment Control Notes and Details – Sheet C-803

41. No comments.

Construction Details – Sheet C-901

42. No comments.

Construction Details – Sheet C-902

43. Painted Accessible spaces should be shown 9 feet wide.

Construction Details – Sheet C-903



44. Filtration Basin, Note 1 should refer to the NYS Stormwater Design Manual not Nashville and Davidson County.
45. Provide the WQv, 1-year, 10-year and 100-year storm elevations on the section view.
46. Confirm Note 4 should reflect the filter media which should meet the requirements shown in Table 6.14 of the NYSSWDM of ASTM C-33 Sand: 60%-75% Topsoil: 25%-40% and shall conform to NYSDOT Standard Specification 713-01 for roadside topsoil mix.
47. Add a note indicating "Refer to bioretention landscape plan (Sheet L-101) developed in accordance with Section 6.4.6 of the NYS Stormwater Management Design Manual.
48. Provide a detail of the proposed catch basin with integrated oil/water separator.

Landscape Plan – Sheet L-101

49. The Planning board may require additional landscaping.

Landscape Notes and Details – Sheet L-102

50. No comments.

Lighting Plan – Sheet L-201

51. All pole mounted fixtures and wall packs should be full-cutoff or shielded.

**STORMWATER POLLUTION PREVENTION PLAN**

52. Provide the calculations and include in the modeling the existing stormwater management area.
53. Provide the water quality calculation sheet for the entire project area.
54. The SWPPP shall include documentation that the project is eligible for permit coverage pursuant to Part I.A.3 of GP 0-25-001 with respect to threatened and endangered species. This includes both listed state and federal species.
55. The SWPPP shall include documentation that the project is eligible for permit coverage pursuant to Part I.A.4 of GP 0-25-001 with respect to historic properties. This includes archeological and cultural resources.
56. Provide a draft eNOI for review.
57. Since it appears the on-site stormwater management facilities will be privately owned, a maintenance agreement should be executed with the Town of Clifton Park.

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 'W. Lippmann', written over a 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