

3/10/26

Town of Clifton Park Planning Board
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PLANNING BOARD

ROCCO FERRARO
Chairman

STEFANIE BITTER
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PAULA COOPER
Secretary



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

Planning Board Minutes
March 10, 2026

Those present at the March 10, 2026 Planning Board meeting were:

Planning Board: R. Ferraro, Chairman, E. Andarawis, H. Fariello, E. Ophardt, Joanne Coons (alternate)

Those absent were: K. Martin, D. Bagramian, L. Westrick,

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

Minutes Approval:

Mr. Ophardt moved, seconded by Mr. Andarawis, approval of the minutes of the February 10, 2026 Planning Board meeting as written. The motion was unanimously carried. Ms. Fariello abstain.

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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.

Public Hearing:

None

Old Business:

#2025-040 2090 Route 9 Outdoor Storage Site Plan

SBL: 250.-2-44 Proposed 1.48 acre gravel outdoor storage site on 7.74 AC parcel, 2090 US Rt 9
Zoned: L2 - Light Industrial 2, Status: Preliminary Review Applicant: XAR Corporation
Consultant: Empire Engineering, PLLC – C. Longo Last Seen On: 10/14/2025

Consultant/Applicant Presentation:

Chris Longo stated he is here tonight for the application for Route 9 Outdoor storage. He stated the application was last seen in October 2025 and since then the applicant has reduced the impervious area to match the originally approved concept plan of 1.48 acres. He stated this plan was previously contemplated and reviewed under SEQR with the subdivision's original build out scenario prior conceptual site plan application submittal. Mr. Longo stated they are looking for a pad area to hopefully increase activity in the parcel and gain tenants. Mr. Longo stated that he understands any other changes that are made to the land will mean they have to come back before the Planning Board for additional review and approval. He stated the owner sent a letter in January for the Board to review. He stated the parcel has an existing easement area shown adjacent to Route 9 and chose to do plantings along the area outside the easement with white spruce and some of the existing forested area would remain with screening added to it. Mr. Longo stated they will utilize the existing driveway and understands if improvements are made reviews need to follow.

Staff and Professional Comments:

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

Public Comments:

Anthony LaFleche, 21 Wheeler Drive, asked if the potential plantings in the right of way could be pushed back for a possible trail connection and if a trail were to go in if it could also be pushed back enough that it would not be impacted by snow removal.

Planning Board Review:

Mr. Ferraro asked if staff member would be comfortable with the Board possibly taking action tonight. Mr. Scavo stated he feels the staff comments can be mitigated and adequately addressed by the applicant.

Mr. Ophardt asked what would be stored on the site. Mr. Longo stated it is speculative but will most likely be in line with the building. He stated they want to show potential tenants the ability for storage. Mr. Ophardt stated he understands this is preparing for a third party tenancy or ownership.

Ms. Coons asked if the majority of the 4 acres would be gravel. Mr. Longo stated only a pad area that would be able to be driven on. Ms. Coons asked where the power lines are located as she would like to see tall trees being planted around them rather than under. Mr. Long stated trees are proposed and they are existing trees approximately 30' on the site.

Mr. Andarawis stated there is the opportunity for the applicant to plant smaller vegetation along with trees. Mr. Longo asked if he was looking for varying heights and that if so this can be looked at. Mr. Ferraro agrees with varying the height of the vegetation.

Mr. Ferraro asked if there were existing shrubs on the property and if some of them could be maintained. Mr. Long stated some are in the easement and will not be cleared and they will try to maintain as much as possible. Mr. Ferraro asked where the vehicles would be stored on the site. Mr. Longo stated this would be addressed with the storage plan when there is a tenant and he will make sure there are proper drive lanes. Mr. Scavo stated the Building Officer may remand the applicant to come back to the Planning Board for any future site plan changes. Mr. Ferraro stated that he feels they are missing critical features of the site plan without a tenant and a plan. Mr. Scavo stated the storage plan needs to be presented and approved by the Fire Marshall and them remanded back to the Planning Board for the same can be a condition of approval. All members of the Planning Board agree the applicant should be remanded back to the Planning Board for additional review with a storage plan when there is a tenant identified.

Mr. Andarawis stated that there should be a plan to avoid encroachment to the north. Mr. Longo stated they have a designated swale so it would be difficult to encroach but they could add a sign at the bottom of the slope.

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Mr. Ferraro asked if there could be a fence as well. Mr. Longo stated that there is a 6' rise from the swale to the gravel so he could put up 5-6 signs along the wetlands for a visual identification similar to signs used for stormwater management practice areas. Mr. Ferraro stated if the applicant is coming back for changes then they can readdress this if it seems to be a concern.

Mr. Ophardt asked for an explanation of the Negative Declaration as it refers to the 100' buffer. Ms. Theresa Bakner, attorney for the applicant, stated the wetlands were delineated with Kevin Weed, a wetlands biologist and his reviewed determined the wetlands still remain within the area of the original Negative Declaration. Ms. Bakner stated the Negative Declaration does not sunset and is not relevant to the changes made in this application. Mr. Ophardt asked what would trigger them going back to DEC or reopening SEQR. Ms. Bakner stated a substantial change in the nature of the subdivision or the built environment around the site. Mr. Lippmann stated he has spoken to DEC and they did provide guidance.

Mr. Ophardt moved, second by Ms. Fariello, to waive the final hearing for this application for the site plan review of 2090 Route 9 Outdoor Storage, 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. The future storage and layout plans need to come back to the Planning Board and the Fire Marshall for review when a tenant or user is identified.
2. During review of the future storage and layout plans, the Planning Board may require additional visual enhancements to improve screening along the existing easement area adjacent to NYS Route 9.
3. To create a more naturalized and visually varied buffer, the applicant shall incorporate low-growing plantings interspersed among the proposed white pine plantings. The intent is to introduce varied plant heights and textures that soften views of the site and strengthen the overall landscape buffer.
4. To ensure clear delineation and long-term protection of the approved stormwater management practice, the applicant shall install five (5) to six (6) stormwater management area identification signs along the interior arc of the "U"-shaped bend of the adjacent storage area. Signs shall be placed at consistent intervals to visibly mark the limits of the stormwater management area and to prevent encroachment, material staging, or storage within the designated drainage and treatment zone.

Ayes: 5

Noes: 0

The motion is carried.

Old Business:

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#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)

SBL: 272.-1-44.1 Proposed apartment building with mixed use on ground floor, 19 Clifton Country Rd Zoned: TC5 - Neighborhood Zone, Status: Preliminary review w/ possible final determination Applicant: RTM Asset Management Group, LLC Consultant: EDP – J. Dannible Last Seen On: 01/23/2026 (TAC meeting)

Consultant/Applicant Presentation:

Joe Dannible, EDP stated the project was last seen by the Board 6 months ago and since then the applicant has met with the Town Center Advisory Committee (TAC) three times and have had several rounds of review with Mr. Lippmann. He stated technical comments have been addressed and the applicant has submitted for preliminary and final approval. Mr. Dannible stated the application is on South Side Drive in Village Plaza and would be in a portion of the front parking lot of the Old Brick store. He stated the parking lot for the furniture store is underutilized and the store does not need all of the parking it has. Mr. Dannible stated this parcel is in the TC-5 zone and showed aerial views of the site. Mr. Dannible stated the first floor of the proposed building would have retail space with 1-4 stores depending on the tenants needs. He stated there would be 2 additional floors of residential apartments with access, parallel parking on the side street and crosswalks to provide connectivity. Mr. Dannible stated the west side crosswalk will connect to the sidewalk that leads to the Town Park. He showed Bulk Standards and stated they are looking at waivers for the build to line on South Side Drive due to an existing water line easement. Mr. Dannible stated patios were designed for visuals and the project meets the intent of the Code. Mr. Dannible stated the building will be lower than the sidewalk on the south side by 6 inches and the southwest side will have a retaining wall. He showed renderings and stated they will be built to specs as displayed and stated there is an accessible route on the plan as well. He said the building materials are listed and are reflected in the renderings and then reviewed the floor plans for the apartments. Mr. Dannible stated the balconies will provide privacy and the building has fluctuations in window design types and varying roof lines for depth. Mr. Dannible stated they will be tying into the existing stormwater on the site, which was reviewed by Mr. Reese and MJE.

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 that public letters expressing concerns have been filed with the application and forward to all Planning Board Members for consideration.

Planning Board Review:

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Mr. Ferraro stated he likes that the applicant has pulled back the dumpster location per the comment offered at the final TAC meeting.

Ms. Fariello asked where the porous pavement is located. Mr. Dannible indicated on the plan where it is located in the parking area. Ms. Fariello asked how the snow removal would be handled differently in that area. Mr. Dannible stated the owners and developer will mitigate it with the snow removal company and give directives for maintenance and operations

Ms. Coons asked how much parking was on the site. Mr. Dannible stated there are 17 parking spots on the site but there is an easement for shared parking within the entire plaza and there is also on-street parking. Ms. Coons asked where the handicapped access is located. Mr. Dannible showed the access on the site plan and stated it is also shown on Sheet 10.

Ms. Fariello asked if there is a concern with shared parking if the owners down the road sell one of the buildings. Mr. Scavo stated they can look at the easements and reciprocal parking. Ms. Fariello stated this should be on the plan as well.

Ms. Bitter asked if there is protection for the patio area as it is along the road. Mr. Dannible stated there are planting and an 18" drop.

Ms. Coons asked if the patio could be flipped to the north side as there is no sun. Mr. Dannible stated it is not really possible due to traffic flow. Ms. Coons stated it may be quieter off the roadside.

Mr. Andarawis asked if there would be a bike rack and EV charging stations as this would be residential as well. Mr. Dannible stated he forgot to put the bike rack on the site plan but there will be one. He stated the owner of Village plaza will run conduit for future chargers if they are not yet ready to put in charging stations with the initial build.

Mr. Ophardt stated he has liked this project from the start and it has turned out well. He stated he fully supports the application.

Mr. Andarawis stated this is a great way to progress the TC Zoning.

Mr. Ferraro thanked the applicant for the site plan design and for the re-development of the downtown area.

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

Mr. Andarawis moved, second by Mr. Ophardt, to waive the final hearing for this application for the site plan review of Village Plaza II Mixed Use Site Plan (Apartments), and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided

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by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Ayes: 5

Noes: 0

The motion is carried.

New Business:

#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)

SBL: 277.15-3-30 Site plan review for an existing commercial agricultural greenhouse operation and a proposed 24' X 24' pavilion, 570 Grooms Rd, Zoned: R1 - Residential, Status: Preliminary Applicant: Sokolowski's Greenhouses, LLC Consultant: N/A

Consultant/Applicant Presentation:

Nick Sokolowski stated he is here with his father Greg. Mr. Sokolowski stated he is the Operating Manager and 3rd generation of the family agricultural business. He stated his family has owned and served the community for over 50 years. He stated that they are here tonight for a proposed pavilion that helps improve the site flow and allows for better customer safety. Mr. Sokolowski stated the pavilion is being proposed near the existing single family residence and that it will have no walls and is open to the air on all sides. He stated they plan to sell vegetables grown there and there is no change to the primary use or intensity of the property.

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 he feels the culvert is close to the parking and is reluctant that a trail will be viable for the Clifton Knolls and Grooms Point connections. Ms. Coons stated she rides her bike there and the shoulders are wide enough for her to comfortably ride currently.

Planning Board Review:

Mr. Andarawis asked if a farm wants to build a barn is it Building Department or a Site Plan review. Mr. Scavo spoke in regards to agricultural evaluations and strategies with site design that likely fall within the Planning Board's purview to ensure agricultural businesses can grow, expand and thrive in regard to. Mr. Ferraro stated part of the land is in the LC zone and there are wetlands that need to be addressed. Mr. Scavo stated that the applicant is working with Tom Ward, a wildlife biologist from EDP so this issue will be will be addressed by the applicant

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shortly once Mr. Ward can verify the type and location of wetlands present on-site. Mr. Ferraro stated that a buffer may be necessary when DEC reviews the application.

New Business:

#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision

SBL: 276.-2-54 Applicant proposes a two lot subdivision, 294 Vischer Ferry Rd Zoned: PDD - Planned Development District, Status: Concept Applicant: Coburg Village Consultant: GVG Land Surveyor, PLLC – R. Wilklow

Consultant/Applicant Presentation:

Pat Jarose stated he was present for a simple subdivision to separate a smaller lot from a larger parcel. He stated that no work or changes are proposed at this time. Mr. Jarose stated that a 15' easement has been added on the map.

Staff and Professional Comments:

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

Public Comments:

No public comment.

Planning Board Review:

Mr. Andarawis stated that this parcel is historically significant so the subdivision helps with historical preservation and would encourage the future owner to contact the Historical Preservation Committee as it is an interest to them. Susan Waterman, future owner, stated she envisions this to be a co-working meeting house and will have small offices. She stated that her intent is to keep the historical relevance of the building.

Mr. Ferraro stated that there needs to be a maintenance agreement for access. He asked if there is a possibility for a sidewalk here. Ms. Bitter stated that agreement for access would need to be put on the deed when and if the subdivision is approved and is filed.

New Business:

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#2026-005 898 Route 146 Office Accessory Building Site Plan

SBL: 271.-4-20 Applicant proposes a 2,400 ± SF accessory building to be placed adjacent to the existing office building on site. 898 Rt 146 , Zoned: B1 - Business Non Retail 1, Status: Concept Applicant: Ferguson Group, LLC, Consultant: EDP – J. Dannible

Consultant/Applicant Presentation:

Jakob Cruikshank stated he is here tonight for an accessory building on an existing parcel. He showed the existing conditions of the parcel and stated the entry to the parcel is from the adjacent property and they have an easement. Mr. Cruikshank stated they were in front of the Board in 2004 and they now have a new concept since the prior project did not move forward. He stated that the structure is a 2,400-square-foot accessory building equipped with two bay garage doors for storage of the business's fleet. He stated they will also have office space and a bathroom. Mr. Cruikshank stated they are proposing the building further away from the existing structure for better circulation. He added that they are proposing to connect to public water from the existing building and intend to connect both buildings to public sewer. Mr. Cruikshank stated they will do a full stormwater evaluation to ensure run off stays on the site and he showed the turnaround access using highway trailer vehicle dimensions to show emergency vehicles also have access. He stated they have gone through the comments and will do a lighting plan, as well as a landscape plan, and submit those responses. Mr. Cruikshank stated they will add more vegetation to the existing property to make it more robust and mitigate the visuals from the proposed expansion.

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:

Harry Miller stated he is the adjacent property owner and has owned his parcel for 25 years. Mr. Miller stated he feels they should keep their entire required buffer and asked why he is looking for a variance for the setback. Mr. Ferraro stated the ZBA does variances and explained the process. Mr. Ferraro stated a 10' landscape buffer is required. Mr. Cruikshank stated they are proposing a 10' and 15' buffer.

Planning Board Review:

Mr. Ophardt asked if the applicant is going to have a buffer 10' from the property line or from the building. Mr. Cruikshank stated it would be 10' from the building. Mr. Ophardt stated the buffer may be affected to make room for the building foundation and therefore could potentially eliminate the buffer. Mr. Cruikshank stated they can survey the land and see but they are planning to do the building on slab. Mr. Ophardt asked if the existing septic is located under

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parking. Mr. Cruikshank state it is under the pavement but they are planning to connect to public sewer with this application.

Mr. Ferraro asked if the applicant could move the building over or reduce its size. Mr. Cruikshank stated he can talk to the applicant.

Ms. Coons asked if the service door could be relocated to make for more room. Mr. Cruikshank stated it is a possibility and would have to look at it and speak with the applicant.

Mr. Andarawis asked if the turning movement with a highway truck is wanted or used for show. Mr. Cruikshank stated it is what the applicant wants and it will meet fire code. He stated they plan to have box trucks like food trucks on the site. Mr. Andarawis asked if the applicant could draft a layout without the new driveway to see how the site plan would look. Mr. Scavo stated he can review the history of approvals as well. Mr. Andarawis stated the Planning Board also needs to look at the plans whether or not DOT accepts the new driveway.

Mr. Ferraro asked if there is a full median in this area of Route 146. Mr. Cruikshank stated there is and there are 2 lanes of traffic as well. Mr. Ferraro clarified that they're introducing a new driveway but not a new curb cut. Mr. Cruikshank agreed and stated DOT will also look at the plans. Mr. Ophardt stated he does not believe DOT will deny this since each property owner is entitled to at least one curb cut. Mr. Ferraro stated the Town promotes shared drives and requested more information to justify the new driveway entrance from Route 146 versus using the existing shared driveway arrangement.

Mr. Ophardt asked what the plan is if there is a fire on the property. Mr. Cruikshank stated there is a hydrant located on the property next to them.

New Business:

#2026-009 18 Robinson Street 2 Lot Subdivision

SBL: 282.14-1-6.1 Applicant proposes subdividing a piece of land across Sunset St. that is part of the existing parcel. 18 Robinson St., Zoned: CR - Conservation Residential, Status: Concept Applicant: Nally Brothers Property Solutions LLC Consultant: N/A

Consultant/Applicant Presentation:

Brendan Nally stated they purchased the property in October and that their primary residence is at 18 Robinson Street. He stated that the goal is to subdivide the parcel and build another single family residence. He stated he has spoken to neighbors, who have expressed appreciation for the improvements he has made to date. Mr. Nally stated there are 7.67 acres of land total, of which, 1.63 acres are constrained, leaving 6.04 acres of unconstrained land. Mr. Nally stated that there had been a paper street on the parcel, but he has gone through the process to remove it with the

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Highway Department and Town Board. Mr. Nally also stated that the total acreage does not include easements located on the property.

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:

Raymond Seymour, 7 Nadler Drive, stated he is also on the Open Space and Trail Committee and the land has access to the 41 acre preserve which the Town purchased in 2011. He stated he hopes to have an entrance project done by June on the west side of the preserve. He stated this is on the east side and access here would provide more benefit to the preserve. He stated they would be looking for a 20'-25' easement from the applicant and would appreciate the Planning Board's efforts to allow this access with on street parking.

Planning Board Review:

Mr. Ferraro stated he would like to see staff signoffs for the paper street and the easements. Mr. Ferraro stated he thinks the road seems too narrow to accommodate on-street parking and this is a concern, but would like to keep pedestrian access. Mr. Nally stated that people who live there do not want cars along the roadway. Mr. Ferraro asked if there was access to the preserve in the area that would not have the public going through private property. Mr. Seymour stated there is no way currently.

Mr. Ophardt stated he does agree with access on the east side but feels it may be troublesome for emergency vehicles.

Ms. Coons stated putting access to a trail with no parking seems troublesome. Mr. Seymour stated there is an unwritten agreement with the residents that there is no access to the trail from Camp Road.

Ms. Fariello asked if the applicant wants an easement. Mr. Nally stated he does not and neither does his neighbors and he feels an easement should not be held to him to get a subdivision approval. He stated he would rather pay the parkland fee than allow for an easement.

Mr. Ferraro stated that as a Planning Board they can condition approvals, approve, or deny applications. He stated this can be a condition and would not impact the applicant's privacy but still allow access to the preserve. Mr. Ferraro stated he has concerns about street parking as a conflict with access. Mr. Ophardt stated this is only walking and biking access. Mr. Ferraro stated no parking signs can be posted.

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Ms. Fariello stated she has no issue with the subdivision but feels it is hard to put this easement as a required condition on the applicant.

Mr. Ferraro stated they can ask for a condition of approval for the easement for trail access and if the Town approves access from the east side of the preserve, it then can be accommodated. He stated it does not have to happen now. Ms. Coons stated that if no parking signs go there it is fitting and should go on Camp Road as well.

Mr. Andarawis suggested signage that all visitors parking for the preserve should use the main parking area. Mr. Andarawis read from 208-16 E.13.b.3.u which states that existing and potential trails as items that must be “mapped and illustrated for the review of the planning board”. He acknowledges it is hard to enforce pedestrians trespassers.

Mr. Nally stated this easement across his private property could decrease the value of the homes here. Mr. Ferraro stated that his home backs up to Kinns Road Park and it does not decrease the home’s value and others do not come on his property. He stated it has become an asset for his family to utilize.

Ms. Coons stated that her property also backs up to a park and that she has experienced cars parking along her road, which impacts sight distance for drivers. Mr. Ophardt stated he feels the public’s primary access of interest is to the west side of the preserve and he feels locals would mostly use this access and not the general public.

Mr. Ferraro stated he recommends the Parks, Open Space and Trails Committee meet with the residence on the road to discuss the issue. John Scavo stated he would follow-up with Jennifer Viggiani.

Mr. Ophardt stated the Open Space Committee should also explore options with the Canal Corps.

Discussion Items:

None

Public Privilege

Any member of the public may speak for up to three (3) minutes on matters currently before the Planning Board as open projects. Comments should be relevant to the Planning Board’s jurisdiction under Subdivision, Site Plan, and Special Use Permit regulations. This opportunity

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is intended to allow the public to provide input or raise concerns related to active applications under review.

Ms. Fariello moved, seconded by Mr. Ophardt, adjournment of the meeting at 10:11 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on March 24, 2026.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:
PROFESSIONAL STAFF & ADVISORY
COMMITTEE COMMENTS

📈 Review Comments by Permit#

Permit Number: SPR26-000007

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	02/24/2026	Stormwater documentation is progressing; however, final acceptance will require full engineering review and confirmation of hot spot mitigation compliance. This may include the need for Need for enhanced pretreatment, oil/grease removal controls, and spill containment.
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	02/24/2026	Correspondence between the applicant and NYS DOT should be provided regarding the desire to use the existing crushed stone access previously not evaluated on prior approvals for the XAR Subdivision Plan. The condition of the existing 18" CMP culvert should be evaluated with documentation provided to the Planning Board with a preliminary site plan review submittal.
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	02/24/2026	The Saratoga Co. Planning Board issued a recommendation that the project has no county wide or inter community impacts and provided a comment that the applicant should prepare and provide a SWPPP, which was included with this submittal by the applicant.
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	02/24/2026	The applicant should provide evidence that visual buffering will be provided along US Route 9 with the detailed preliminary plan submittal.
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	02/24/2026	Add a note to the plan providing assurance that no processing, repair, or hazardous material storage will occur.
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	Postal Verification	John DeSimone	02/26/2026	Existing postal number for this SBL will remain the same 2090 NYS Route 9
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor	Site Plan Review - Revised Concept	Fire Marshall Plans Review	John DeSimone	02/26/2026	Empire Engineering response letter has resolved my concerns on my first review. No additional concerns at this time.

		Storage Site Plan					
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	Fire Marshall Plans Review	John DeSimone	02/26/2026	Tenant will be required to submit a storage plan to Fire Marshal office, prior to storage.
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	03/02/2026	Please Ensure that 15 feet right of way for multiple trails on Rt 9
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	ECC Review	Scott Reese	03/05/2026	1. The applicant asserts that a JD was made by NYSDEC in 2009. NYSDEC Freshwater Wetland Determinations are generally valid for 5 years from the date of issuance. The ECC requests the applicant to provide a copy of the previous wetland determination. In the absence of such evidence or in the event that the previous determination has expired, the ECC requests the applicant validate that these features (wetlands in flood prone areas, wetlands with endangered species habitat and vernal pools) are not present by contacting the NYSDEC.
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	ECC Review	Scott Reese	03/05/2026	2. The applicant indicated that a negative declaration has been issued on May 28, 2009. The ECC notes that this project has been inactive for the past 16+ years. Site Plan approvals, including the determination of a negative declaration, are generally good for one-year with a one-year extension. This site plan is different than the one proposed in 2009 therefore the ECC believes that a new SEQR is required to be submitted.
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	ECC Review	Scott Reese	03/05/2026	3. The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be more clearly delineated on the plot.
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	Zoning Plans Review	Scott Reese	03/05/2026	The parcel is located in the Light Industrial 2 Zoning District (L2). Per Town Code Chapter 208-64 B (2) Storage, warehousing or distribution of manufactured products is a permitted use. The applicant has stated "The proposal is for development of the site as a gravel outdoor storage area. Front landscape

							screening and stormwater management has been identified as part of the project. If a change or expansion of this use is contemplated in the future, it would be subject to Site Plan review by the Planning Board." The Planning Board should confirm if they are satisfied with the current planting plan.
25-001537	SPR26-000007	#2025-040 2090 Route 9 Outdoor Storage Site Plan	Site Plan Review - Revised Concept	Stormwater Review	Scott Reese	03/05/2026	I support the stormwater-related comments provided in MJ Engineers' comment letter dated March 4, 2026, regarding this application.

📈 Review Comments by Permit#

Permit Number: SPR26-000006

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	SEQR Review	John Scavo	02/25/2026	Action Type: Unlisted.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	SEQR Review	John Scavo	02/25/2026	Proposed environmental controls include: Erosion control, porous pavement, stormwater compliance.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	SEQR Review	John Scavo	02/25/2026	Staff Recommendation: Board may consider Negative Declaration (no significant adverse impacts expected).
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Use & Building Form - Ground floor commercial + residential above permitted under TC5.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Use & Building Form - Building type and frontage types are consistent with §208 24 Form Standards.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Dimensional Standards - Lot width/depth, height, floor heights, and footprint depth all compliant with TC5.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Frontage & Build to Zone (BTZ) - Southside Drive BTZ depth (~21.3 ft) exceeds 8 ft non-compliant. Waiver by the Planning Board is necessary without a modification.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Frontage & Build to Zone (BTZ) - Village Plaza Road BTZ % (42%) below 80% preferred standard (due to corner lot infill with drive access around entire site).
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Frontage & Build to Zone (BTZ) - BTZ line must be reinforced with walls/hedges/fences where facade pulls back. The Planning Board should determine the adequacy of the

		Site Plan (Apartments)					proposed landscaping plan which has been advanced through dialogue with the TAC to best meet the form-based code's intent.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Parking & Access - Required (after shared parking reductions): 39 spaces. Provided: 66 spaces meets and exceeds TC5 shared parking requirements.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Parking & Access - Drive aisles at 24 ft compliant.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Landscaping & Greenspace - Proposed greenspace ~27.3% exceeds 10% TC5 minimum.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Landscaping & Greenspace - The planting plan provides a strong planting palette consistent with neighborhood character.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Lighting - the plan proposes Pedestrian scale fixtures (15 ft) and cutoff optics consistent with Town Center standards; cut sheet verification still needed.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Recommend conditional approval pending TC5 specific adjustments: - BTZ compliance or Planning Board relief for Southside Drive frontage. Additional BTZ defining elements or PB relief for Village Plaza Road frontage. Final lighting cut sheets and photometrics. Street tree spacing/species verification.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	Draft Findings (For the Record to be read into the motion that may be modified based on Planning Board feedback & comments) The Planning Board finds that the application demonstrates substantial compliance with Å§208 24, TC5 Neighborhood Zone criteria, including conformance with permitted mixed use building types, allowable ground floor commercial and upper story residential uses, required dimensional standards for building height, floor heights, and minimum lot dimensions, as well as Town Center site design elements related to landscaping, greenspace, lighting, and shared parking provisions. While

							<p>certain frontage elements, specifically Build to Zone depth along Southside Drive and facade percentage within the BTZ along Village Plaza Road, would require refinement or mitigation through frontage defining elements as allowed under §208 24, the overall proposal is materially consistent with the intent and regulatory framework of the TC5 Neighborhood Zone and advances the Town Center goals of walkability, mixed use form, and pedestrian scaled site design. Therefore, relief is granted by the Planning Board to the dimensional requirements for the TC-5 BTZ & Frontage Compliance Standards to reflect the dimensions shown on this final site plan & further relief is granted for this plan to not further increase facade buildout or introduce additional walls/hedges/fences along Village Plaza Road to more closely meet the preferred 80% facade in BTZ standard.</p>
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Planning Director Plans Review	John Scavo	02/25/2026	A full, detailed TC5 compliance analysis is included in the project file and is attached.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	ECC Review	Scott Reese	03/05/2026	Cornell Ornithology Lab estimates that over a billion birds die from window collisions in the US. Due to the large size and number of windows, the ECC recommends collision mitigation measures such as Acopian Bird Savers, Feather Friendly, or other window reflectors.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	ECC Review	Scott Reese	03/05/2026	The ECC recommends that the pedestrian walkway extend along Southside Drive to connect with the Town Center Park. This is in keeping with the goal of a walkable town center area.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Zoning Plans Review	Scott Reese	03/05/2026	Per Town Code Chapter 208-22 2. B. Regulating Plan shows a public / open space along Southside Drive. The applicant has provided an outdoor dining / display area in this space, has moved the refuge container further out of that area, and has added a 5' wide concrete walkway. The Planning Board can evaluate that this is sufficient for a public / open space.
25-000834	SPR26-000006	#2025-029 Village Plaza II Mixed Use	Site Plan Review - Final	Zoning Plans Review	Scott Reese	03/05/2026	The applicant has provided a comparable list of the applicable Form dimensions and proposed Form dimensions. There are a few non-compliant dimensional standards. The Planning

		Site Plan (Apartments)					Board has the authority to modify dimensional standards Per Town Code Chapter 208-21 (3.) Per Town Code Chapter 208-21 3. C. The Planning Board is authorized to modify the dimensional standards with a super-majority vote provided it does not increase the number of stories of a building.
25- 000834	SPR26- 000006	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Final	Stormwater Review	Scott Reese	03/05/2026	The applicant will be executing a stormwater maintenance agreement with the Town of Clifton Park prior to issuing the Notice of Termination for the proposed and existing stormwater management facilities on this parcel. This stormwater maintenance agreement shall be filled prior to the Village Plaza Apartment Certificate of Occupancy.

Review Comments by Permit#

Permit Number: SPR26-000005

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	02/13/2026	This subdivision is fronted by Clifton Park Sewer District #1 infrastructure. Future use would be served by CPSD#1.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	The subject site is located in the R 1 Residential Zoning District in the Town of Clifton Park. The existing improvements include a single-family dwelling, detached garage, storage building, future pavilion, approximately 19 greenhouses, associated parking areas, outdoor display areas, and one curb cut on Grooms Road (CR 91).
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	The primary use of the site is a long standing, family-owned agricultural greenhouse operation that has existed at this location for over 50 years, with management now in its third generation.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	The existing greenhouse operation and associated structures/areas appear to require one or more area variances in the R 1 District (e.g., for setbacks, lot coverage, and/or number, size, or location of accessory structures) in order to conform to current zoning standards. The specific variances are under consideration by the Zoning Board of Appeals at its meeting scheduled for the first week of March 2026.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	Planning Board site plan review should be expressly conditioned on ZBA action. This submittal is for conceptual site plan consideration and discussion, preliminary and final approvals cannot occur until the ZBA grants the required area variances and the site plan is updated to reflect any conditions that may be associated with such.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd	Site Plan Review - Preliminary	Planning Director	John Scavo	02/25/2026	If the ZBA does not grant all requested variances, the applicant will need to revise

		Rd Greenhouse Operation Site Plan (Sokolowski)	Preliminary	Plans Review			the plan to remove or modify non compliant elements prior to further Planning Board consideration or approval.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	Add a plan note if variances are granted, identifying identifying each variance granted, including: ZBA approval date ZBA Variance Permit # The specific dimensional or use standard modified and the approved relief (e.g., front yard setback reduced from X ft to Y ft).
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	The Saratoga County Planning Board (SCPB) reviewed the referral under SCPB Review #26 30 (Site Plan â□□ Sokolowski Greenhouses) and issued a decision of "Request for Additional Information" at its February 19, 2026 meeting. See attached letter included in the project file.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	Specifically the additional details may likely include: Existing and proposed landscaping, fencing, and screening treatments - especially along property lines shared with residences; Existing and proposed lighting (fixtures, mounting height, and photometric information as needed and if applicable); Existing and proposed stormwater management features (ditches, swales, infiltration areas, culverts, etc.), and note if any expansion or modifications are proposed.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	Once the more detailed site plan is submitted, it should be re referred to the Saratoga County Planning Board in accordance with General Municipal Law Â§239 m and in response to the County's written request for the opportunity to review updated materials.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	Identify the number of parking spaces provided (striped and unstriped), including any accessible parking and loading spaces.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	Answer if any modifications or improvements are proposed to occur within the Grooms Road Right Of Way, a county owned highway.

		Site Plan (Sokolowski)					
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	The project will consolidate existing land locked parcels and provide a benefit for eliminating such pre-existing conditions where are not ideal.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	02/25/2026	Supporting the request to allow for the addition of a pavilion structure, consolidation and elimination of land locked parcels, and support for continuing a viable agricultural business is consistent with the goals and strategies of the Town's Draft Agriculture and Farmland Protection Plan. This draft plan will be finalized in early 2026 for adoption and inclusion as part of the Town's Comprehensive Plan.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	03/02/2026	Please Ensure that 15 feet right of way for multiple trails on Grooms Road
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	03/04/2026	If the residential farmstand is now being viewed by zoning and planning a fire license must be issued
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	03/04/2026	Fire access should be addressed with areas designated as a fire lane with paint markings or signage. (see fire lane in documents)
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	03/04/2026	Business will need to supply a floor plan of all buildings that are open to the public showing all life safety items that are required per the 2025 NYS Fire Code
26-000112	SPR26-000005	#2026-008 570 Grooms Rd	Site Plan Review - Preliminary	Fire Marshall	John DeSimone	03/04/2026	Business will need to show square footage and use of building for all buildings that are open to the public

		Greenhouse Operation Site Plan (Sokolowski)		Plans Review			
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	03/04/2026	Business will need to apply for a COT permit if zoning and planning recognize this site as commercial
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	03/05/2026	This application is located in the Residential 1 Zoning District. This application originally included tax map parcels: 277.15-3-30 - 35 (5 parcels). The applicant is merging all 5 parcels into one parcel that will total 2.839 acres.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	03/05/2026	Background Information: A zoning/planning application was submitted on September 20, 1988, seeking an interpretation regarding the removal of an existing combination shed/greenhouse and its replacement with a new greenhouse. The applicant requested a determination as to whether the proposal would require an area variance or could be considered a very minor alteration of a pre-existing, nonconforming use. Alternatively, the applicant acknowledged that an area variance would be required to operate a commercial greenhouse within a residential zoning district on a parcel containing less than five acres. Ultimately, the proposal was treated as a minor alteration, as evidenced by the issuance of a building permit on January 18, 1989, authorizing construction of a 39.5-foot by 25-foot greenhouse to replace two existing structures at 570 Grooms Road. Since the issuance of the building permit in 1989, it appears that several additional greenhouses have been constructed and expanded across multiple parcels owned by the applicant. The Town of Clifton Park does not appear to have approved site plans or issued building permits for these expansions. Pursuant to Town Code Chapter 208-97(B), no nonconforming use may be enlarged, extended, reconstructed, substituted, or structurally altered. In order

							for the requested building permit to proceed, documentation must be provided demonstrating that the additional greenhouses were constructed pursuant to valid building permits and approved site plans. If such documentation cannot be provided, the applicant must apply for an area variance to operate a commercial greenhouse within a Residential-1 zoning district on a parcel containing less than five acres, and may also require accessory setback relief. In conjunction with the area variance application, the applicant shall submit the project for site plan review for the commercial greenhouse expansion. The applicant has submitted and was granted the following area variances on March 2nd, 2026. 1. Applicant requests an Area Variance from Town Code Chapter 208-10 B.(1)(a)[2] Operation of a commercial greenhouses, with a lot of a minimum of five acres. Existing lot size 2.839 acres. Variance requested 2.16 acres. - Granted on March 2nd 2026, by the ZBA. 2. Applicant requests an Area Variance from Town Code Chapter 208-11. Minimum side yard setback for a building is 10 feet. The building is located 9.22 feet from the side property line a 1 foot relief is being requested. - Granted on March 2nd 2026, by the ZBA. The site plan is now in front of the Planning Board for their review (March 10, 2026).
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	03/05/2026	The applicant needs to contact the NYSDEC for a Parcel Jurisdictional Determination Request Form to verify no state wetlands exist on the site. In addition a wetland specialist will need to confirm if there are any Federal Wetlands on the site.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	03/05/2026	The NYSDEC Environmental Resource Mapper identifies the stream on the site as Class A(T), a possible trout stream. Per Town Code Chapter 208-69.1 (A)(2) Land Conservation District shall have a fifty-foot adjacent area on each side of the outer bank of the high-water mark of the stream.

26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	ECC Review	Scott Reese	03/05/2026	The applicant shall provide a native vegetative buffer between the proposed gravel parking area and the existing stream along Grooms Road.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	ECC Review	Scott Reese	03/05/2026	As a condition of approval, the Planning Board shall require the applicant to use best management practices applicable to Commercial Greenhouse operations to ensure that any runoff from pesticides or herbicides to the adjacent stream is minimized.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	ECC Review	Scott Reese	03/05/2026	The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be delineated on the plot.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	ECC Review	Scott Reese	03/05/2026	The applicant shall show the Land Conservation (LC) Zone for classified streams and show the 50 foot adjacent area along the high water mark of the stream bank. Uses in this area are restricted. The Town of Clifton Park Building Department shall be notified before undertaking any land disturbance activities in the LC Zone.
26-000112	SPR26-000005	#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)	Site Plan Review - Preliminary	ECC Review	Scott Reese	03/05/2026	The ECC recommends that the two lane entryway, minimum 24 feet in width, be provided for the increase number of parking spaces used.

Review Comments by Permit#

Permit Number: SUB26-000001

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Open Space Plans Review	Jennifer Viggiani	02/20/2026	Please ensure that the future owners are fully aware of the 15 foot wide multi-use trail easement conveyed to the Town of Clifton Park along Vischer Ferry Road (where there is an existing trail) and also along Grooms Road (where there is no existing trail at this time).
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Open Space Plans Review	Jennifer Viggiani	02/20/2026	Request clarification of who will be responsible for clearing and maintaining the multi-use, asphalt trail that runs along the proposed parcel to be subdivided along Vischer Ferry Road frontage. Will Coburg Village clear this path; or will this responsibility run with the new private owner?
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Open Space Plans Review	Jennifer Viggiani	02/20/2026	Request clarification of the ownership and responsibility for the maintenance of the connecting concrete sidewalk that starts along Vischer Ferry Road Multi-Use Trail, and heads westerly across the asphalt driveway of the future parcel to be subdivided to connect to neighboring Coburg Village. Will Coburg Village continue to maintain this pedestrian path across the future parcel to be subdivided, or will the future separate owner be fully responsible?
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	03/02/2026	Please Ensure that 15 feet right of way for multiple trails on Vischer Ferry Road and Grooms Road
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The proposed project is subject to Section 239 of General Municipal Law and will be referred to the Saratoga Co. Planning Board for a recommendation.
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The subject land which consists of the Birch Tavern building corresponds to Parcel C of PDD No. 35. The subdivision therefore does not add or remove land from the PDD; it only creates an internal lot line within Parcel C.

26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	A note should be added to the plan stating that the new parcel created as a result of the subdivision is governed by the uses identified under the Coburg Village PDD for Parcel C: that allows up to 78 independent living apartments in no more than 3 buildings (max 3 stories), plus continuation of B&I uses in the structure known as the former Birch Tavern. Thus, the former Birch Tavern structure on this parcel to be subdivided from Parcel C, per the PDD Map may continue to be used for B&I, Neighborhood-Business Uses.
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The subdivision proposal simply places the existing Brich Tavern structure on its own conforming lot and does not introduce any new non-permitted uses. It provides a means for an adaptable reuse of the currently vacant historic structure.
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The Board may wish to have the applicant provide a tabular setback summary on the final plat confirming distances from the Birch Tavern and existing asphalt parking to the new property lines and to the Grooms/Vischer Ferry rights-of-way, for clarity and future reference.
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The subdivision does not add or remove any curb cuts on Grooms or Vischer Ferry; existing patterns remain.
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	A 10-foot-wide asphalt multi-use trail along the west side of Vischer Ferry Road (approx. 300 feet from Grooms Road to an internal sidewalk connection into the Coburg Senior Living facility is present the former. This was constructed under a prior site plan for a senior housing expansion at Coburg Village.
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The proposed subdivision plan should clearly display that all existing multi-use trail easements in favor of the Town are carried forward on both new parcels as applicable, and that no easement rights are extinguished by the new lot line.
26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2	Subdivision - Concept	Planning Director	John Scavo	03/04/2026	Final subdivision plat shall depict and and all existing utility and drainage easements benefiting CPWA, Saratoga County Sewer

		Lot Subdivision		Plans Review			District, and the Town, and confirm that those easements are not impaired by the new lot configuration.
26- 000093	SUB26- 000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	SEQR Review	John Scavo	03/04/2026	While the NYS DEC EAF Mapper indicates "No listed historic structures or archaeological sites" for this property, it should be noted that the Birch Tavern is a historic structure of local significance. Based on prior conversations and meetings with the Town's Historic Preservation Commission, I believe the Commission will be supportive of a permitted adaptive reuse of the Birch Tavern that maintains and preserves its exterior historic features. Although this subdivision application does not propose any use or modification of the Birch Tavern at this time, I will provide a copy of the application to the Historic Preservation Commission for their review and input.
26- 000093	SUB26- 000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	SEQR Review	John Scavo	03/04/2026	The project appears to be an Unlisted Action pursuant to the SEQRA.
26- 000093	SUB26- 000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	SEQR Review	John Scavo	03/04/2026	Because the parcel is not within a County Agricultural District and no farm operations within 500 feet in an Ag District are identified, the Agricultural Data Statement requirements are satisfied, and no ag-related mitigation or disclosure beyond the standard statutory notice applies.
26- 000093	SUB26- 000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	ECC Review	Scott Reese	03/05/2026	The ECC notes that there is an existing conservation of nature area on the proposed subdivision. The applicant shall provide a conservation easement along with the deed restriction to continue to preserve the conservation of nature area, as a condition of subdivision approval.
26- 000093	SUB26- 000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Stormwater Review	Scott Reese	03/05/2026	There is an existing conservation of nature area on the proposed subdivision. The applicant shall provide a conservation easement along with the deed restriction to continue to preserve the conservation of nature area.
26- 000093	SUB26- 000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Zoning Plans Review	Scott Reese	03/05/2026	The subdivision plans shall show the building setback lines on the plans. The subdivision plans shall also include the space and bulk standards for the PDD and the Business Non-Retail 1.

26-000093	SUB26-000001	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Concept	Zoning Plans Review	Scott Reese	03/05/2026	The plans should also provide Project Information Notes on any references to the use or treatment of the existing structure on Lot B.
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📈 Review Comments by Permit#

Permit Number: SPR26-000003

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	03/02/2026	Please Ensure that 15 feet right of way for multiple trails on Rt 146
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The proposed site plan if approved, supersedes the previously approved site plan for a 3,500 SF expansion authorized by the Planning Board in a 2022 Notice of Decision for Northeast HVAC Solutions. That building expansion, while approved, did not move forward to construction.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The Town's Zoning Board of Appeals granted the necessary variances requested for this application to move forward as proposed through the site plan review process.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	03/04/2026	NYS DOT appears to require involvement, as noted on the SEAF. The applicant must coordinate on obtaining the necessary driveway permit which includes construction activities within the NYS DOT ROW.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The proposed project is subject to Section 239 of General Municipal Law and will be referred to the Saratoga Co. Planning Board for a recommendation.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	03/04/2026	Please clarify intended use of accessory building bays (fleet vehicles, storage, service vehicles) and whether any loading activity is expected.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The existing site has exiting landscaping that has been well maintained. The applicant should identify what/if any of the existing landscaping will be removed.

26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	03/04/2026	Provide a sight distance evaluation for use of the existing curb cut on Route 146, subject to NYSDOT acceptance.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	03/04/2026	
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Planning Director Plans Review	John Scavo	03/04/2026	Any additional exterior lighting fixtures shall be downward-facing and fully shielded to prevent light spillover onto adjacent properties. A photometric plan shall be submitted for review and approval by the Planning Board prior to installation.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Stormwater Review	Scott Reese	03/05/2026	When plans progress, provide an Erosion and Sediment Control measures on the site plans.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	03/05/2026	The parcel is located in the Business Non-Retail 1 (B-1) Zoning District. The parcel has three area variances (#21731, #80691, and #81276). The parcel has an existing HVAC business that operates as a general business office. Per Town Code Chapter 208-32 A. (1) this is a permitted use.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	03/05/2026	The applicant is requesting to construct a 2,400 square foot accessory building on the same parcel. Per Town Code Chapter 208-32 A. (18) Buildings accessory to the above which are an integral part of any of the above uses and are not in conflict with the purposes of this article as set forth above, which determination shall be made by the Planning Board. The Planning Board is yet to make this determination.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	03/05/2026	The addition of the 2,400 square foot accessory building with the 2,900 square feet of the existing building equates to 5,300 square feet or 13.8% building area. Area Variance #81276 permits 16.96% lot coverage. This proposed addition complies with the lot coverage.

26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	03/05/2026	The proposed plans will need the following two area variances, the plans: 1. Per Town Code Chapter 208-35 D. (2) No building shall be placed closer to a side property line than 25 feet. The proposed building is located 15 feet from the side property line. A 10-foot relief from the code is being requested. 2. Per Town Code Chapter 208-35 D. (2) No building shall be placed closer to a rear property line than 25 feet. The proposed building is located 10 feet from the side property line. A 15-foot relief from the code is being requested. This project is on the March 16th, 2026 ZBA Agenda.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	03/05/2026	Per Town Code Chapter 208-35 D. (4.) Buffer. There shall be established a minimum ten-foot buffer area, within the minimum side and rear yard setback, along the property lines. The buffer shall be planted for purposes of screening from adjoining properties. The Planning Board shall take into consideration any natural vegetation which exists and serves the intent of this article. Once the grading plan is provided the applicant may need to add new plantings to show that it meets this requirement.
26-000104	SPR26-000003	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Concept	ECC Review	Scott Reese	03/05/2026	Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need to periodically pump out the accumulated wastes within the bermed area to avoid any overflow

📄 Review Comments by Permit#

Permit Number: SUB26-000002

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-000240	SUB26-000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	A hook line is shown crossing the paved area of the former Sunset Street alignment and the existing asphalt paved surface connecting to the improved portion of Sunset Street; this hook line symbolizes that these areas are part of one continuous parcel under the same SBL, despite containing former and an existing public access rights of way. As a result, although the graphic layout may visually appear to show three distinct lots, the hook line indicates that only one parcel exists, and no separate parcels have been created to date. Therefore, the subdivision application before the Board is for review and consideration of a two-lot subdivision.
26-000240	SUB26-000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	To determine allowable density for this subdivision, the applicant must prepare and include a constrained / unconstrained land calculation for the entire 7.67 acre parcel, identifying: <ul style="list-style-type: none"> Total constrained land (e.g., wetlands, buffers, steep slopes, easements, utility encumbrances, floodplain, etc.); Total unconstrained land; Verification of whether at least 6.0 acres of unconstrained land are present to support two dwelling units under the one unit per three acres standard. This table must be added to the subdivision plan or application materials to demonstrate compliance with CR density requirements.
26-000240	SUB26-000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	Planning Director Plans Review	John Scavo	03/04/2026	The SEAF indicates a desire to create three parcels and build two new homes, But the submitted subdivision plan clearly shows two lots. The applicant should clarify if the request is for two or three lots. If the applicant confirms the request is indeed a two-lot subdivision, the applicant must update the SEAF, narrative, and application materials so all documents consistently represent the two-lot request.
26-000240	SUB26-000002	#2026-009 18 Robinson	Subdivision - Concept	Planning Director	John Scavo	03/04/2026	Once the above items are addressed additional comments will be provided and will include a determination on if the

		Street 2 Lot Subdivision		Plans Review			subdivision meets the density requirements under the CR Zone for unconstrained land.
26- 000240	SUB26- 000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	SEQR Review	John Scavo	03/04/2026	The applicant should clarify the SEAF, narrative as a three-lot subdivision, and application materials so all documents should be updated to reflect a two-lot subdivision per the map.
26- 000240	SUB26- 000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	ECC Review	Scott Reese	03/05/2026	The ECC notes that wetlands of unusual importance are regulated by the NYSDEC. These include wetlands in flood prone areas, wetlands with endangered species habitat and vernal pools. The ECC requests the applicant validate that these features are not present by contacting the NYSDEC. No approval shall be granted until determination has been made by the NYSDEC.
26- 000240	SUB26- 000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	ECC Review	Scott Reese	03/05/2026	The limits of (the LC Zone and 100 foot buffer zone, DEC Wetlands, Federal Jurisdictional Wetlands) shall be specifically delineated by classification on the plot.
26- 000240	SUB26- 000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	ECC Review	Scott Reese	03/05/2026	In order to provide further comment on this subdivision, it is essential for the ECC to understand the amount in acres of the constrained and unconstrained lands.
26- 000240	SUB26- 000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	ECC Review	Scott Reese	03/05/2026	For all subdivided properties in the CR zone, deed restrictions need to be placed to prevent further subdivision in the future in order to respect the principles of the subdivision code of the CR Zone.
26- 000240	SUB26- 000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	Zoning Plans Review	Scott Reese	03/05/2026	This parcel is located in the Conservation Residential (CR) Zoning District. Per Town Code Chapter 208-16 D.(1)(b)[1] One-family dwelling and its accessory buildings is a permitted use.
26- 000240	SUB26- 000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	Zoning Plans Review	Scott Reese	03/05/2026	This total parcel size is 9.365 acres. Per Town Code Chapter 208-16 E. (2)(a) Development on less than 10 acres. A parcel consisting of less than 10 acres may be developed at a maximum density of one dwelling unit per three acres of unconstrained land. The applicant needs to provide the areas of the constrained and unconstrained lands as defined in Town Code Chapter 208-7. Then show the proposed density calculations on the subdivision plan.

26-000240	SUB26-000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	Stormwater Review	Scott Reese	03/05/2026	Has the applicant submitted a NYSDEC Parcel Jurisdictional Determination Request Form for this property? The determination of the wetland jurisdiction, if they are Federal or State, will calculate differently for the total constrained lands required for the residential lot density.
26-000240	SUB26-000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	Open Space Plans Review	Jennifer Viggiani	03/06/2026	The Open Space, Trails, and Riverfront Committee recommends a concept for a public trail connection from Sunset Street, through the 18 Robinson Street parcel, to connect the neighborhood to the adjacent Town of Clifton Park 41-Acre Riverview Road nature preserve. The OSC submitted a resolution advisory dated Nov. 17, 2025 to the Planning Board pertaining to this matter. This letter is in the project file. Please also see the three graphics/maps showing the conceptual trail connection route in the project file.
26-000240	SUB26-000002	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Concept	Open Space Plans Review	Jennifer Viggiani	03/06/2026	The Town of Clifton Park acquired 41 acres immediately adjacent to the northwest of 18 Robinson Street in 2011 for public use as a nature preserve. The Town of Clifton Park invested in the design for public access improvements for a parking lot for vehicles at the existing public access directly off of Riverview Road, and the construction for the driveway improvement and parking improvement is starting in March 2026 and the project is anticipated to be completed by June 2026 and open to the public. With the new public improvements underway off of Riverview Road highlights that the pedestrian access proposed connection would benefit the existing neighborhood residents with the ease of a direct, public access connection to the public preserve, for walking directly in from Sunset.



March 4, 2026

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

Re: 2090 Route 9 Outdoor Storage Site Plan
Tax Map ID 250.-2-44
CP File: 2025-040
MJ File: 700.429

Dear Mr. Longo:

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

- Short Environmental Assessment Form dated September 2, 2025.
- Proposed Preliminary Plan Set titled "XAR Corporation" as prepared by Empire Engineering, PLLC 4 sheets in total, and dated February 16, 2026.
- Town of Clifton Park Agricultural Data Statement and Control Form, undated.
- Stormwater Pollution Prevention Plan, as prepared by Empire Engineering, PLLC 4 sheets in total, and dated February 13, 2026.
- Comment Response letter as prepared by Empire Engineering, PLLC 4 sheets in total, and dated February 16, 2026.
- Owner email dated January 21, 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. The guidance from DEC is, if there is no change to the project that would require it to undergo the SEQR process again, a new wetland delineation and the new regs are not needed. The project is grandfathered in. If the project needs to go through SEQR again, the applicant would need a new delineation and the new wetland regs would apply.

SITE PLANS

Sheet C101 – Site Layout, Grading & Drainage Plan

2. Provide documentation from NYSDOT that the existing curb cut satisfies their current requirements for a commercial driveway, ie. width, radi, etc.
3. Show the limits of the gravel diaphragm. The gravel diaphragm shall be 24" wide.
4. Provide the locations of any permanent check dams along the dry swale.
5. Shown dry swale under drain and provide necessary callouts.



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6. It looks like the 181.50 spot elevation on Stormwater Management Area #2 is the high point, please denote if that is the case.
7. Stormwater Management Area #1 is missing the 176-contour elevation, please revise.

Sheet C102 – Landscape and Erosion and Sediment Control Plan

8. Provide silt fence parallel to contours. Revise accordingly.
9. Provide the extents of the construction entrance.
10. Provide hatching to indicate the locations of the erosion control blanket.
11. Add a note to indicate permanent vegetative cover shall achieve 80% uniform density established over the entire contributing pervious area, before runoff is directed into the dry swales and ponds.

Sheet C501 – Erosion and Sediment Control Details

12. Show the locations of the drop inlet protections on Sheet C102.
13. Show the locations of the check dams on Sheet C102.

Sheet C502 – Site & Stormwater Details

14. Detail 2, Gravel Diaphragm should be 24" wide and 12" deep per Section 6.5.4 of the NYSSWDM.
15. Pursuant to Chapter 6 page 6-77 of the NYSSWDM (New York State Stormwater Design Manual), there shall be a minimum of 6" freeboard provided from the Overbank Flood elevation associated on the O-1 Dry Swale. Please provide storm elevations on detail 5, similar to elevation detail provided on page 6-71 of the NYSSWDM.
16. Detail 3, Stormwater Pond #2, WQv should be: 177.46 and 100-yr should be 180.03 per HydroCAD provided.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

17. In Section 1.0 Site Information & Evaluation, name the regulated MS4 required to sign off on this SWPPP.
18. Indicate in the SWPPP that the proposed project falls with the NYSDEC hot spot Level 1.
19. Indicate best management practices that will be implemented for containment of potential leaks ie. Use drip pans or other spill containment measures for vehicles that will be parked for extended periods of time.



20. Provide a legend for the OPRHP Correspondence Map and T&E Correspondence Map.
21. Provide a table in the body of the SWPPP denoting the WQv, 1-year, 10-year and 100-year precipitation values.
22. USCS describes this project area as HSG A, revise HydroCAD and Min. RRv calculations to reflect correct soil type. If using HGS A, the S value will be revised from 0.30 to 0.55 which in turn will adjust the Min. RRv to approximately 3088cf or 0.07af.
23. Length of TC drawn on predevelopment watershed map does not match the total length provided in HydroCAD EX- SC 101. Please revise.
24. The HydroCAD node Pond 1, for Stormwater Management Area #1, notes a high point of 181 however the contour/spot elevation is not shown, please revise plan/HydroCAD to show the high point.
25. Please revise nodes 1S and 2S from pond nodes to reach nodes.
26. Confirm length of Dry Swale, 1S meets the minimum length of 189ft. A measurement taken from the plan view did not meet 189ft.

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



March 4, 2026

Mr. Joe Dannible
Environmental Design Partnership
900 Route 146
Clifton Park, New York 12065

Re: Village Plaza Apartments
Tax Map ID 272.-1-44.1
CP File: 2025-029
MJ File: 700.425

Dear Mr. Dannible:

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

- Preliminary Site Plan Map titled "Apartments Village Plaza" as prepared by Environmental Design Partnership, LLP, 11 sheets in total, and dated February 17, 2026.
- Stormwater Narrative as prepared by Environmental Design Partnership, LLP and dated November 2025.
- Stormwater Pollution Prevention Plan as prepared by Environmental Design Partnership, LLP and dated November 2025.
- TDE Response letter dated February 17, 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. No comments.

SITE PLANS

Cover – Sheet 1 of 11

2. No comments.

Existing Conditions – Sheet 2 of 11

3. No comments.

Site Plan – Sheet 3 of 11

4. No comments.

Grading Plan – Sheet 4 of 11

5. No comments.



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Planting Plan – Sheet 5 of 11

6. No comments.

Erosion Plan – Sheet 6 of 11

7. No comments.

Site Details 1 – Sheet 7 of 11

8. No comments.

Site Details 2 – Sheet 8 of 11

9. The dumpster enclosure detail notes should be revised to reflect depicting materials that match or complement the building materials as it still references chain link fencing.

Site Details 3 – Sheet 9 of 11

10. The porous pavers Detail 8 should be revised to have 8" No. 4A stone reservoir per the NYSSWDM.

Site Details 4 – Sheet 10 of 11

11. No comments.

Photometric Plan – Sheet 11 of 11

12. No comments.

STORMWATER NARRATIVE

13. The assumed infiltration rate shall be confirmed on site through the required infiltration testing and test pits. While such testing is typically required prior to site plan approval, the applicant has indicated that the tests must be conducted within the existing pavement. The Planning Board may therefore consider requiring soil testing as a condition of approval.

STORMWATER POLLUTION PREVENTION PLAN

14. Section II, G – Endangered or Threatened Species – should be revised to reflect the response provided in the comment response letter dated February 17, 2026, along with documentation provided in the appendices.

15. The applicant has indicated they are awaiting a response from OPRHP. A copy should be incorporated into the SWPPP once received prior to signing of the MS4 Acceptance Form.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'M. J. ...', written in a cursive style.



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



March 4, 2026

Mr. Robert Wilklow, PLS
Gilbert VanGuilder Land Surveyor, PLLC
988 Route 146
Clifton Park, New York 12065

Re: 294 Vischer Ferry Road
Tax Map ID 276.-2-54
CP File: 2026-004
MJ File: 700.438

Dear Mr. Wilklow:

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 signed and dated, November 4, 2025
- Town of Clifton Park Agricultural Data Statement and Control Form, undated.
- Concept Site Plan titled "Subdivision Lands of Coburg Village, Inc." as prepared by Gilbert VanGuilder Land Surveyor, PLLC, 1 sheet in total, and dated July 31, 2025
- Town of Clifton Park Applicant Ethics Disclosure signed and dated January 12, 2026
- Town of Clifton Park Applicant Ethics Disclosure signed and dated December 30, 2025

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. If the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:
 - a. Town of Clifton Park Planning Board: Plan approval
 - b. Saratoga County Planning: GML 239-m County Referral
 - c. NYS Historic Preservation Office: Archeological sensitive area

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.b - The response indicates the total area of disturbance for the project will be less than 1 acre. The applicant should confirm the actual acreage for the proposed disturbance. However it appears, the scope of work is not subject to GP-0-25-001 and the NYSDEC Design Manual. Show limits of disturbance on the plans.
3. Part 1.10- The response indicates the applicant plans to connect to an existing water supply. The applicant is then required to provide written proof of the willingness and ability to meet the water



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demand. The applicant should provide a letter of correspondence from Clifton Park Water Authority.

4. Part1. 11- The applicant indicates that the project will connect to an existing wastewater utility and may be required to provide in writing the ability and willingness of the utility provider to treat the additional wastewater. The applicant should provide a correspondence letter from SCSD Connection.
5. Part 1.13.a. - The response indicates that wetlands or other waterbodies regulated by federal, state, or local agencies adjoin or are contained within the project site (per the EAF Summary Report). The applicant should provide documentation that confirms the presence or absence of federally or state regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.
6. No further comments at this time.

SUBDIVISION

7. The project is located within the Coburg Village Planned Development District (PDD). The application involves a subdivision only, with no site improvements proposed.
8. Provide the original subdivision map for reference. Please confirm this is the subdivision of Parcel C into C1 and C2 as the nomenclature of Parcel A & B seems confusing.
9. Per Article XXXIII of the Town Code, the existing structure known as the Birch Tavern appears to be located within the original Parcel C. This structure is permitted only for uses allowed within the B-1 (Neighborhood Business) District. Any improvements maybe subject to Planning Board approval.
10. Include a site statistics table for each proposed lot.
11. Provide contour lines at a minimum of two-foot intervals to United State Geological Survey datum within the parcel pursuant to Section 179-11 of the Town Subdivision Law.
12. Provide the metes and bounds for the proposed pedestrian access easement.
13. Parcel B indicates a conservation area, provide the metes and bounds on the plat.
14. Show the water and sewer connections to the existing structure.
15. Prior to approval or filing of the subdivision plat with the Saratoga County Clerk, the appropriate 911 emergency response numbers must be obtained for and assigned to each lot created and placed on the filed plat.
16. Considering this plan is conceptual in nature, subsequent comments will be provided with a



preliminary plan submission.

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', 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



March 4, 2026

Mr. Joe Dannible
Environmental Design Partnership
900 Route 146
Clifton Park, New York 12065

**Re: 898 Route 146 Accessory Building Site Plan
Tax Map ID 271.-4-20
CP File: 2026-005
MJ File: 700.439**

Dear Mr. Dannible:

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 January 1, 2026.
- Town of Clifton Park Agricultural Data Statement and Control Form, undated.
- Conceptual Site Plan Map titled "Northeast HVAC Solutions" as prepared by Environmental Design Partnership, LLP, 1 sheet in total, and dated January 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

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

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.b - Part I.1: The response indicates the total area of disturbance for the project will be 0.5 acres. Therefore, the scope of work is not subject to GP-0-25-001 and the NYSDEC Design Manual. Notwithstanding, the project does propose stormwater system improvements and may



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alter local drainage patterns. As such, a drainage analysis shall be provided to demonstrate that there will be no increase in runoff under the proposed developed conditions of the site. The drainage analysis will substantiate a response to Part I.17 of the SEAF.

3. Part I.10 - The response indicates the applicant plans to connect to an existing water supply. The applicant is then required to provide written proof of the willingness and ability to meet the water demand. The applicant should provide a letter of correspondence from Clifton Park Water Authority.
4. Part 1. 11 – The applicant indicates that the project will connect to an existing wastewater utility and may be required to provide in writing the ability and willingness of the utility provider to treat the additional wastewater. The applicant should provide a correspondence letter from SCSD Connection.
5. Part 1 13.a. – The response indicates that wetlands or other waterbodies regulated by federal, state or local agencies adjoin or are contained within the project site (per the EAF Summary Report). The applicant should provide documentation that confirms the presence or absence of federally or state regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.

SITE PLANS

6. The project resides within the Town's B-1 Zoning District. In our review of Section 208-32(A)(18) of the Town's Zoning, an accessory building is permitted as long as it directly supports or is part of the primary use. The SEAF indicates there will be 2-bay garage with office and storage space. The office space should be further explained. We would defer to the Town's Chief Zoning Officer on determining whether the accessory use being proposed is permitted "as of right".
7. In our review of the concept plan submitted, it appears that there are instances where the bulk lot requirements are not satisfying the minimum requirements set forth in Section 208-33 and 208-35 of the Town's Zoning. The potential lot deficiencies identified are as follows:
 - a. Section 208-35(D)(2) requires a 25-foot rear and side setback. The proposal indicates a rear setback of 10 feet and a side setback of 15 feet.
 - b. Section 208-35(D)(4) requires a 10-foot buffer area along the side and rear yards for the purpose of screening from adjoining properties. While the concept illustrates buffers that meet this requirement, this shall be confirmed as part of the detailed site design and grading. There may be a need to supplement with landscaping to maintain screening with adjacent properties.

These matters shall be confirmed by the Chief Zoning Officer of the Town.

8. Provide an existing condition plan to better understand the improvements proposed.
9. The plan shows 4 new parking spaces and 15 existing. Provide a narrative on how the new spaces



were calculated.

10. Provide the proposed driveway radii on the plans meeting NYSDOT design requirements to ensure the existing curb cut width is adequate. Any widening of the curb cut and disturbance within the DOT right of way should be reviewed and approved by the NYSDOT.
11. 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.
12. 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.
13. Saratoga County Sewer District No. 1 may require an oil/water separator for the storage area prior to connecting into their system. Any technical comments provided by SCSD should be incorporated into subsequent plans.
14. Subsequent submissions should include architectural renderings of the building along with identification of materials of construction.
15. The current plan proposes a new building and parking expansion with an anticipated area of disturbance of less than 1-acre. Therefore, the scope of work is not subject to GP-0-25-001 and the NYSDEC Design Manual. As such, a drainage analysis shall be provided to demonstrate that there will be no increase in runoff under the proposed developed conditions of the site. Should stormwater management facilities be required to mitigate increases in site runoff, subsequent plans submission shall show their location along with supporting construction details.
16. Indicate whether any building-mounted or freestanding light poles are being proposed for the project.
17. 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. 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.
 - b. Show or note the location of any required Knox Box associated with the building.
 - c. Section 912.2 of the IFC requires a fire hydrant to be located within 100-feet of the building's fire department connection. It is not clear from the plans where the closest hydrant to the site is or where the fire department connection may be. Additional hydrants may be necessary.



- d. The fire apparatus access road on the concept plan appears greater than 150 feet in length so a turn-around will be required to meet Section 503.2.5 of the IFC. Indicate the fire apparatus access on the plans and the dimensions for compliance.

18. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans and reports are submitted.

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



March 4, 2026

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

Re: 18 Robinson Road
Tax Map ID 282.14-1-6.1
CP File: 2026-009
MJ File: 700.440

Dear Mr. Palleschi:

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

- Short Environmental Assessment Form signed and dated, November 4, 2025.
- Concept Site Plan titled "Subdivision Plan of Lands Now or Formerly of Crown 61 LLC Street No. 18 Robinson Street" as prepared by ABD Engineers & Surveyors, LLP, 1 sheet in total, and dated February 17, 2026.
- Town of Clifton Park Applicant Ethics Disclosure signed and dated November 4, 2025
- Town of Clifton Park Agricultural Data Statement and Control Form, unmarked and undated.

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

STATE ENVIRONMENTAL QUALITY REVIEW

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

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

2. Part I.3.b: The response indicates the total area of disturbance for the project will be 0.4 acres. Therefore, the scope of work is not subject to GP-0-25-001 and the NYSDEC Design Manual. Notwithstanding, the project does propose stormwater system improvements and may alter local



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



drainage patterns. As such, a drainage analysis shall be provided to demonstrate that there will be no increase in runoff under the proposed developed conditions of the site. The drainage analysis will substantiate a response to Part I.17 of the SEAF.

3. Part 1.10- The response indicates the applicant does not plan to connect to an existing water supply. The applicant is then required to provide a method for providing potable water.
4. Part 1. 11- The applicant indicates that the project will not connect to an existing wastewater utility. The applicant is then required to describe method for providing wastewater treatment.
5. Part 1. 12.a. – The response indicates that the project site does not contain or substantially contiguous to, a building, archeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) to be eligible listing on the State Register of Historic Places. However, the EAF Mapper indicates that the site does contain or is contiguous to such areas. The applicant should provide a correspondence letter from OPRHP to confirm the presence or absence or archeologically sensitive resources.
6. Part 1. 12.b. – The response indicates that the project site is not located within or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. However, the EAF Mapper indicates that the site is within an archeologically sensitive area. The applicant should provide a correspondence letter from SHPO to confirm the presence or absence or archeologically sensitive resources.
7. Part 1. 13 The response indicates that there are no wetlands or other waterbodies regulated by federal, state, or local agencies adjoin or are contained within the project site. However, the EAF mapper indicates that wetlands or waterbodies do adjoin or are present on the project site. The applicant should provide documentation that confirms the presence or absence of federally or state regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.
8. No further comments at this time.

SUBDIVISION

9. The project is located within the Town's Conservation Residential District (CR). The proposal for single family homes is a permitted principal use within the CR District as noted in Section 208-16(D)(1)(b) of the Town's Zoning.
10. According to Saratoga County parcel viewer SBL 282.14-1-6.1 consists of three areas separated by Sunset Street and former Sunset Street. Confirm the proposal is for a 2 or 3 lot subdivision as the SEAF indicates 3 lots. Keep in mind the density calculation in Section 208-16(E)(2)(a) of Town's Zoning based on a parcel less than 10 acres.



11. In reviewing the proposed lot configuration, the created lots appear to be deficient in regards to meeting the minimum standard requirements outlined in Section 208-16 of the Town's Zoning. The noted deficiencies are as follows:
 - a. Include a site statistics table indicating the following per Section 208.16(E) Standards:
 - i. Density Calculation
 - ii. Constrained and Unconstrained Land
 - iii. Permanent Open Space
 - iv. Front setback per Section 208-98 Riverview Road should be 100 feet
 - b. Indicate vegetative cover conditions on the property according to general cover type, including cultivated land, permanent grassland, old field, hedgerow, significant forest areas, woodlands, wetlands, isolated trees or small groups of trees with a caliper in excess of 12 inches, and the actual canopy line of existing trees and woodlands. Vegetative types shall be described by plant community, age and condition.
12. Provide the building setback lines for each lot shown.
13. The concept subdivision plan shall show speculative homes, driveways, septic system, well for all lots.
14. The Short Environmental Assessment Form indicated 0.40 acres of disturbance. Provide the limits of disturbance line on the plan.
15. Private wells are proposed. Subsequent submissions shall show suggested locations. In locating the proposed wells, they shall account for the location of the neighboring septic system and wetland setbacks per NYSDOH Appendix 75A.
16. No residential dwelling or wastewater disposal system shall be placed within 50 feet of a wetland.
17. The applicant proposes to service the lots with an on-site septic system. The proposed septic system shall be designed by a New York State licensed professional engineer and conform to the requirements of the New York State Department of Health (Section 208-91) for review and approval by the Town Building Department.
18. Identify the date and by whom the wetlands shown were delineated. Verify if any wetlands are under the jurisdiction of the NYSDEC and/or USACOE.
19. Subsequent plans shall show the Town's LC location and boundaries which are defined by Section 208-69.1 of the Town's Zoning.
20. Provide notation on the plan as follows:
 - a. No Utilities shall be installed beneath the proposed driveways.
 - b. Any work required within the Town right-of-way shall be subject to any permitting from the Clifton Park Highway Department (driveway, culvert).
21. Prior to approval or filing of the subdivision plat with the Saratoga County Clerk, the appropriate 911 emergency response numbers must be obtained for and assigned to each lot created and



placed on the filed plat.

22. Considering this plan is conceptual in nature, subsequent comments will be provided with a preliminary plan submission.

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 'W. Lippmann', with a long horizontal flourish extending to the right.

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
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