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Town of Clifton Park Planning Board
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PLANNING BOARD

ROCCO FERRARO
Chairman

STEFANIE BITTER
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Secretary



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

Planning Board Minutes
July 14, 2026

Those present at the July 14, 2026 Planning Board meeting were:

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

Those absent were: K. Martin

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:

Ms. Fariello moved, seconded by Mr. Ophardt, approval of the minutes of the June 9, 2026 Planning Board meeting as written. The motion was unanimously carried. Mr. Ferraro abstains.

Public Hearing:

#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision

SBL: 257.16-1-31 Proposed 2 Lot Subdivision, 1143 Ballston Lake Rd , Zoned: HM - Hamlet Mixed Use Status: Preliminary Last Seen On: 04/22/2025

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

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

Mr. Ferraro called the public hearing to order at 7:04 p.m. The Secretary read the public notice as published in the Times Union on July 4, 2026.

Consultant/Applicant Presentation:

Bob Wilklow stated he is here tonight for a subdivision. Mr. Wilklow stated there are no physical changes being proposed, only to subdivide the residential from the commercial. He stated in March of 2026 they had acquired a zoning variance. Mr. Wilklow stated that they can address comments and that they need an easement for 146A for a sidewalk. He stated they still need to take down the garage prior to signing 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 comments.

There being no public comment, Mr. Ferraro moved, second by Ms. Fariello, to close the public hearing at 7:12 p.m. The motion was unanimously carried.

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Planning Board Review:

Mr. Ferraro asked if there is a 10' easement on Route 146 on the site plan as it was on the site plan approval in 2009 and needs to be noted on this plan. He stated that there is also 9 evergreen trees by the driveway access and 3 are not in good shape. He stated that there are 6 trees noted on the plan and asked if they are staying or if they are being removed and new trees planted. Mr. Wilklow stated they plan to keep what they can and replace what is needed. Mr. Ferraro stated he would like to see them retain as much green as possible and keep the evergreens.

Ms. Fariello offered Resolution No. 04 of 2026, seconded by Ms. Bagramian to waive the final hearing for this application for the 1143 Ballston Lake Rd 2 Lot Subdivision approval, and to grant preliminary and final Subdivision approval condition 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. Show the 10 foot easement along Route 146A for possible trail.
2. Show tree placements and species on the plan and must be approved by the Planning Department

Roll Call:

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

Ayes 7

Noes: 0

The resolution is carried.

Public Hearing:

#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision

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SBL: 276.-2-54 Proposed 2 Lot Subdivision, 294 Vischer Ferry Rd Zoned: PDD - Planned Development District , Status: Preliminary Last Seen On: 03/10/2026

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

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

Mr. Ferraro called the public hearing to order at 7:21 p.m. The Secretary read the public notice as published in the Times Union on July 4, 2026.

Consultant/Applicant Presentation:

Bob Wilklow stated he is here tonight for a 2 lot subdivision. He stated at this time there are no changes that will occur with this and all comment have been addressed including preservation and easements. He stated they are looking to carve out a lot.

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 comments.

There being no additional public comment, Mr. Ferraro moved, second by Ms. Westrick, to close the public hearing at 7:25 p.m. The motion was unanimously carried.

Planning Board Review:

Mr. Andarawis stated he is excited to see the tavern put to use and see what happens there. Mr. Ferraro stated he agrees.

Mr. Ferraro stated the applicant will have to come back for site plan approval if there are any exterior changes. Mr. Scavo stated they will however, now they are only making changes to the inside of the building and externally it may only be some parking. Mr. Ferraro stated on the plan, meets and bounds of the pedestrian area and conservation area needs to be identified for the deeds of both lots.

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Ms. Fariello offered Resolution No. 05 of 2026, seconded by Mr. Andarawis to waive the final hearing for this application for the 294 Vischer Ferry Rd 2 Lot Subdivision approval, and to grant preliminary and final subdivision approval condition 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. Include all of the boundaries for the conservation area and pedestrian access easement on the deeds for both parcels

Roll Call:

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

Ayes 7

Noes: 0

The resolution is carried.

Old Business:

#2024-045 1759 Route 9 Automotive Center Site Plan

SBL: 272.1-2-4 Proposed construction of an Automotive Center, 1759 Us Rt 9 Zoned: B4A - Highway Business/Restricted Retail, Status: Revised Preliminary Last Seen On: 06/24/2025

Consultant/Applicant Presentation:

Nick Costa stated he is here tonight with Patrick Ryan. He stated they had a proposal to the Planning Board and have gone to design and are here now with a plan. He stated that this is a permitted use and is a 27,000 sf building with a second 1,500 sf building that is existing and is going to remain on the property. Mr. Costa stated there is 570 parking spots and this will be a Hyundai dealership so parking is key. Mr. Costa stated they have worked out construction details

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as well as stormwater and soil testing. He stated runoff will be infiltrated and some other changes have been made since they were last before the Board. Mr. Costa stated the applicant has purchased more land to move the parking and give more of a buffer to the homes adjacent to the parcel. Mr. Costa stated they have received SHPO approvals and the exiting driveway will remain and as more of the land is developed the access from Route 9 will be utilized.

Staff and Professional Comments:

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

Public Comments:

Anthony LaFleche, 21 Wheeler Drive asked if there was room for a potential bike trail or if the applicant could leave room for an easement. Mr. Costa stated it will be built in. Mr. LaFleche asked if they could push it beyond the drainage on the front of the property to allow for drainage and snow removal.

Planning Board Review:

Mr. Ferraro asked if there is a proposed lot line adjustment. Mr. Scavo stated that all adjustments have occurred so nothing additional is needed. Mr. Ferraro asked if the project should be pushed further from Beitte Road. Mr. Scavo stated that the road is narrow and if they need to push back it would need further analysis.

Ms. Bitter asked if the boulevard entrance would be remaining as an easement. Mr. Costa stated it would be. Ms. Bitter stated it should be noted on the plan. Mr. Ferraro asked if the proposed entrance was on a different parcel. Mr. Costa stated it is and has a separate owner. Mr. Ferraro stated this needs an easement agreement.

Mr. Andarawis asked if the applicant had the landscaping view from Route 9 looking into the site. Mr. Costa stated the landscape plan shows what is along Route 9 and there is a wall of plantings and many of the existing trees will remain. Mr. Costa stated that there is a heavily planted buffer that is about 20' on Biette Road. Mr. Andarawis asked how far the southwest corner of the parking is from Route 9. Mr. Costa stated it is about 40' from property line o edge of pavement for parking.

Mr. Ferraro stated he is concerned about the sidewalk to Route 9 with the existing drainage ditch and how it might be impacted with the proposed landscaping. He stated the intent is to have a visual buffer and asked if there needs to be adjustments to the landscape plan. Mr. Costa stated he does not believe so it should be fine. Mr. Ferraro stated to the east of the drainage there needs to be separation. Mr. Costa stated the sidewalk will be continuing to the existing one. Mr. Ferraro stated he would like the sidewalk clearly identified on the site plan to ensure the visual objectives they are looking for. Mr. Ferraro asked where the sidewalk would terminate. Mr. Costa stated this is a state right of way. Mr. Scavo stated he is ok with the sidewalk layout as well.

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Ms. Bagramian stated she is glad the applicant added more land to the project and added green space. Mr. Ophardt agreed with Ms. Bagramian.

Mr. Ophardt stated he would like to see a future sidewalk added along the proposed boulevard as the adjoining rear properties are developed.

Ms. Coons stated that there are 65 lights being proposed and she cannot find the lumens listed. Mr. Costa stated he uses what Mr. Scavo recommended, 3,000 Kelvins. Ms. Coons stated she would like the lumens and asked if they plan to have timers on the lighting. Mr. Costa stated there are timers for the lights. Ms. Coons asked if the green dots in the parking lot represented trees. Mr. Scavo stated they represent plantings.

Ms. Westrick stated there are a lot of lights and feels this may impact the homes in the area and asked for the applicant to keep this in mind. Mr. Costa stated the top of the berm is at an elevation of 372' and the lighting is at about 340'.

Mr. Ferraro asked if this was the same as the northern area. Mr. Costa stated it is very similar and near slopes so it may be the same elevation but there are tree buffers being proposed. Mr. Ferraro stated the applicant needs to demonstrate no light spillage.

Mr. Andarawis stated that the south side will need landscaping when it gets developed so there needs to be room for any needed additional landscaping. Mr. Costa stated there is 30'-40' of space before the parking so there is room and they are proposing landscaping now.

Mr. Ferraro stated the applicant will have to come back to the Planning Board with any future development.

Mr. Andarawis stated he would like to see a condition of approval be that the Planning Department approves the boulevard.

Ms. Bitter stated that dependent on the shared maintenance agreement that any future consideration of the boulevard needs to be maintained or established for visual impacts.

Ms. Coons asked if there would be EV charging stations. Mr. Costa stated there are.

Mr. Ferraro asked about the stormwater management, and stated that Mr. Reese had comments regarding this and asked they be addressed. Mr. Costa stated they will show the dry wells for infiltration and that it was in the last submittal so he will make sure it gets into the file with no impacts on the adjacent parcels. Mr. Ferraro stated that for the final plan he wants the limits of disturbance delineated. Mr. Costa showed them map and stated they are creating swales to mitigate the stormwater and it will be delineated with orange fencing.

Ms. Coons asked where the freestanding sign would be placed. Mr. Costa indicated on the map and stated it will be on the corner by the boulevard.

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Ms. Bagramian moved, second by Mr. Andarawis, to waive the final hearing for this application for the site plan review of 1759 Route 9 Automotive Center Site Plan, and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. When the Adjacent land owner further develops and expands upon the shared easement the applicant will agree to improve its property as directed along the shared right of way to improve the aesthetics along the boulevard and sidewalks for accessibility.
2. All stormwater issues have been resolved and signed off on.
3. Address and confirm placement of sidewalk with Planning Department.
4. Confirm with Planning Department the lighting plan meets dark sky standards
5. Delineate the no cut boundary.
6. Clearly delineate and indicate on the final plans that no parking, including vehicle displays, shall occur within the required setbacks, landscaped areas, stormwater facilities, and access drives.
7. Include a cumulative statement re: transportation impacts related to future development as outlined in the recommendations provided by the Saratoga County Planning Board

Ayes: 7

Noes: 0

The motion is carried.

Old Business:

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

SBL: 284.-1-9.1 Proposed redevelopment of site with a new QuickChek and Dunkin restaurant with Drive Thru 1532 Crescent Rd., Zoned: B3 - Neighborhood Business, Status: Preliminary
Last Seen On: 04/28/2026

Consultant/Applicant Presentation:

Andy Brick stated he is here tonight with Tim Freytag from Bohler. He stated that pending litigation with the application has been resolved and the decision by the Zoning Officer has been upheld. Mr. Brick stated the applicant has received 2 variances for the applications, one for size

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of the building and one for 2 pumps and 4 nozzles. He stated that the site plan complies with Town Codes and they have not identified any adverse impact. Mr. Brick stated they have received sign-offs from Saratoga Planning Department and Saratoga County Public Works for ingress and egress.

Tim Freytag stated they have made some minor updates to the plan including adding a hydrant and banking parking. He stated they added trees protection as well got green space, have addressed the stormwater, and realigned the drive to be with the plaza. He stated the trash has been relocated to the east as well. Mr. Freytag stated the vegetation to the south by the park and ride will remain and this is a good redevelopment of a vacant space which also adds greenspace.

Wendy Holswinger stated that the applicant has responded to concerns for access and the right in, right out onto Crescent Road. She stated they reviewed 3 years of crash data and it was unfounded by the County. She stated the County DPW has agreed with these findings.

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:

Michael Panchelli stated he owns the building MJE is in but he did not review the application. He stated he does not disagree with the development but has concerns with the people coming off the Northway. He stated he feels the p.m. drivers are not considerate and he believes there will be an accident. He stated that the amount of salt put in the roads in the winter would also impact the landscaping as he has had trouble with this in the past and would like the Town aware of both problems.

Ralph Reale, 13 Hiawatha Drive, stated he has concerns for the tanker diagram and feels it is a safety concern and will be in the way of traffic onto Crescent Road. Mr. Freytag stated there is a daily deliver that shows where the trucks enter and exit and it will not block the intersection. Mr. Freytag stated this is also shown a bumper turn not wheel base turns. Ms. Bagramian stated that this is already happening anyway. Mr. Reale stated the parking is on the high side and he had hoped for more green space. Mr. Scavo stated the Board can decide to count the pumps as parking and allow the applicant to land bank. Mr. Reale asked if the dumpster could not be emptied at night as it makes a lot of noise. Mr. Scavo stated there is a noise ordinance that the applicant needs to follow.

Anthony LaFleche, 21 Wheeler Drive, thanked the applicant for the southern connection to the sidewalk. Mr. Freytag stated this connects to the residential area.

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Ms. Westrick stated the sidewalks are unclear and there are curb ramps for crosswalks. Mr. Freytag stated they are as they need to be ADA compliant. Ms. Westrick asked if they can confirm adequate width for connection to the building. Mr. Freytag stated there is a 3' clearing.

Mr. Andarawis stated the patrons need to walk thru the crosswalks to get to the building and asked to demonstrate this. Mr. Freytag showed the crosswalks on the map and pointed out the paths for pedestrians to take and stated there are full sidewalks in front of the building and they go around 3 sides of it.

Mr. Ophardt expressed his concern with the 67 parking spaces being proposed by the applicant. Mr. Ophardt pointed out that Sunoco has only 11 parking spaces, Stewarts has 27 parking spaces and Speedway has 35 parking spaces. He pointed out that all three of these convenience stores / gas stations are doing very well financially with far fewer parking spaces. Jennifer Caldwell, with the applicant stated the inside of QuickChek is a convenience store with coffee and a deli where people can sit and eat and charge their phones while hanging out. She stated they typically have 50 to 60 parking spaces, that includes parking for employees. She stated that part of the convenience of QuickChek is finding a place to park their vehicle. Mr. Ophardt stated that all the other convenience stores / gas stations offer the same services, but without the need for 67 parking spaces.

Mr. Andarawis stated he understands why the models are different but on the northeast side there are 6 spaces and he is unsure of the use. Mr. Freytag stated some of the parking there is for Dunkin. Mr. Tom Burke, owner, stated he feels Dunkin needs 15 spaces as he runs a few in the area. QuickChek has further parking from the building for employees and this cannot be compared to others as the dwelling time is longer here than at other convenient stores.

Mr. Ophardt stated the Town may need to review its building codes pertaining to convenience stores to reduce the number of parking spaces permitted. Mr. Freytag stated they do not want to be under parked and have vehicles obstructing traffic on John McKenna Way.

Mr. Andarawis stated this is the beauty of banked parking, if you need it you can build it later. Mr. Freytag stated this comes with an increase in time and money to do it two times.

Ms. Coons asked if there is a bike rack being proposed. Mr. Freytag stated there are 2 on site. Ms. Coons asked if there are any provisions for EV stations. Mr. Freytag stated the company is looking at global rollouts so they may see them in the future but there's no identified spot for them yet.

Mr. Ophardt stated the Board looks at appearance on the northwest and the northeast and he sees no landscaping compared to John McKenna Way. He asked what QuickChek would do with the landscaping. Mr. Freytag stated there are 4 shade trees and 4-6 evergreens and smaller plantings throughout the site. He stated they are maintaining the mature trees along the frontage.

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Mr. Ferraro asked if they would be maintaining the northwest side as well. Mr. Freytag stated they are and showed the trees to be protected as well as the new plantings where the sidewalk is on the map of the site. Mr. Ferraro stated he does not feel there is as much in the area and they should increase it to decrease the visual impact.

Mr. Ophardt asked if the applicant was going to use fencing or plantings for visuals. Mr. Scavo stated the fencing or plantings would be used to keep visibility but hide the parking and showed an example from Stewart's. Mr. Freytag stated they proposed vegetation on the corner with a berm or they could replace the trees. Mr. Ophardt stated he would prefer a decorative berm.

Ms. Fariello stated she would be ok with plantings and vegetation; she is not committed to a fence. Mr. Freytag stated they could do a 2'-3' berm in a curvature with plantings and shrubs. Mr. Ferraro and Ms. Bagramian agree this would be better than a bare frontage. Mr. Freytag stated he can also add a berm on the northeast and northwest corners the other has a larger canopy.

Ms. Bagramian stated the applicant is below threshold of what the zoning requires for parking so she is ok with what is being proposed. Mr. Andarawis stated this is a systemic thing not just a concern here and code needs to be looked at.

Mr. Ophardt moved, second by Ms. Bagramian, to waive the final hearing for this application for the site plan review of 1532 Crescent Rd. QuickChek Convenience Store w/ Fuel and Restaurant with

Drive Thru Site Plan, and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. Applicant will insure that all activities comply with the provisions of Chapter 149, titled "Noise" of the Clifton Park Town Code.
2. Applicant will increase the landscaping plantings along Crescent Road to address the Board's concerns as determined by the Town Planner.
3. If planning staff can't adequately address the concern, they have the authority to remand it back.

Ayes: 7

Noes: 0

The motion is carried.

New Business:

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None

Discussion Items:

Mr. Ferraro stated John Scavo prepared a Memo dated July 8th re: the four land use related moratoria that have been passed or being considered by the Town Board. They are: 1. Community Solar Energy Systems, 2. Cannabis Warehousing, Processing, and Cultivation; 3. Batch Concrete Plants, and 4. Data Storage Centers.

Mr. Scavo stated the Governor signed a 12 month moratorium for state wide data centers and it directs DEC to provide an environmental impact statement on the issue and develop standards over the next year. He stated this could be extended.

Mr. Scavo stated there is a memorandum on the cannabis processing and distribution warehousing there are limiting factors that cannot go beyond State law but as a Town they can designate where they go such as certain zoning and requires for odor control or measuring.

Mr. Scavo stated a memo has been worked on for the Town Board for a moratorium for concrete batch plants and the next steps for advancing the analysis and this would be 180 day timeline to see if any changes should be considered.

Mr. Scavo stated there is a presented moratorium for residential solar to evaluate the code requirements in relations to the US Farm Bureau and NYSEDA and each Town needs to decide what they want and need.

Mr. Ferraro asked Mr. Scavo about the time and effort required for the Planning Department and does he think they need outside assistance. Mr. Scavo they may need to look into help. Mr. Ferraro stated Planning Board members may want to get involved since they review Planning proposals and are involved in the decisions re: land use in the Town. Mr. Scavo stated the Town Board can engage whomever they see fit.

Mr. Andarawis stated the Town Board has 4 specific topics and it is important to find out the general impacts and maybe foresee other issues. He stated they may need to look at resource usage by megawatts not acreage as a possibility and this would also not restrict other businesses that fall under the same zone.

Mr. Ferraro stated the Town has adopted an Agricultural and Farmland Protection Plan. Mr. Scavo stated the committee had its first meeting on July 9. He stated that Mr. Andarawis may be asked to participate in the meetings if they feel the need for more community input.

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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.

No public comment.

Ms. Fariello moved, seconded by Ms. Coons, adjournment of the meeting at 10:13 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on August 11, 2026.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary