

7/14/26

Town of Clifton Park Planning Board
One Town Hall Plaza
Clifton Park, New York 12065
(518) 371-6054 FAX (518)371-1136

PLANNING BOARD

ROCCO FERRARO
Chairman

STEFANIE BITTER
Attorney

PAULA COOPER
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.

7/14/26

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

7/14/26

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.

7/14/26

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

7/14/26

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.

7/14/26

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.

7/14/26

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

7/14/26

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.

Planning Board Review:

7/14/26

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.

7/14/26

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:

7/14/26

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.

7/14/26

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

ATTACHED:

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

Review Comments by Permit#

Permit Number: sub26-000007

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	06/11/2026	Owner to provide 15 feet right of way for all purpose future trail on route 146 A
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/16/2026	The county planning board will be considering this item for review at their June meeting. I will have a formal recommendation prior to the Clifton Park Planning Board's July Meeting.
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/16/2026	As a condition of subdivision approval, final plat endorsement, signing, and filing shall not occur until the applicant has demonstrated, to the satisfaction of the Town, that the existing garage identified for removal on the approved plan has been fully demolished and removed from the site.
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	SEQR Review	John Scavo	06/16/2026	The proposed action involves the subdivision of an existing parcel into two (2) lots with minor associated site modifications (garage removal and relocation, continued residential-scale use). This Action is an Unlisted Action pursuant to 6 NYCRR Part 617.
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	SEQR Review	John Scavo	06/16/2026	A former nearby State Superfund site (Route 146A Barrel Site) was: Remediated and Delisted in 1999 with no remaining environmental concerns. Therefore, no significant adverse impact is present, as the site has been remediated and poses no current environmental risk.
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	SEQR Review	John Scavo	06/16/2026	Based on the information provided, the proposed action: Will not result in any significant adverse environmental impacts.
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	SEQR Review	John Scavo	06/16/2026	Suggested SEQR Determination - The Town of Clifton Park Planning Board, acting as Lead Agency under the State Environmental Quality Review Act (SEQR), having reviewed the submitted

							subdivision plans and supporting materials, including environmental information provided by the applicant, hereby determines that the proposed action will not result in any significant adverse environmental impacts. This determination is based on the fact that the project consists of a two lot subdivision consistent with applicable zoning, involves no significant land disturbance, does not impact regulated wetlands, and is served by typical residential infrastructure. Accordingly, the Planning Board hereby issues a Negative Declaration pursuant to 6 NYCRR Part 617.
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	Fire Marshall Plans Review	John DeSimone	06/17/2026	proposed easement will suffice for emergency vehicle access.
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	Postal Verification	John DeSimone	06/17/2026	Please use postal numbers provided in documents labeled approved postal verification
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	Postal Verification	John DeSimone	06/17/2026	Postal verification will be verified with Saratoga County Emergency Services and Accessor upon final approval from planning board.
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	07/10/2026	No stormwater comments at this time.
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	07/10/2026	Per the Notice of Decision, dated May 15th, 2009, for an approval for an addition at 1143 Route 146A has a condition upon the applicant's granting of a 10' easement along Route 146A for future roadway and/or trail improvements. The 10' easement should be shown on the plans.
25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	07/10/2026	Area variance was granted on 3/2/2026 from Town Code Chapter Â§208-43.3(A), to allow a one-family detached dwelling on a 0.67 acre lot (Lot 1).

25-000352	SUB26-000007	#2025-013 1143 Ballston Lake Rd 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	07/10/2026	Area variance was granted on 3/2/2026 from Town Code Chapter Â§208-43.3(B), to allow a 12,335 square foot commercial building on a 2.54 acre parcel (Lot 2).
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July 2, 2026

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

Re: 1143 Ballston Lake Road 2-Lot Subdivision
Tax Map ID 257.16-1-31
CP File: 2025-013
MJ File: 700.417

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 not signed and dated March 10, 2025
- Subdivision Map titled "Subdivision Lands of Donald L. Reckner" as prepared by Gilbert VanGuilder Land Surveyor, PLLC 1 sheet in total, and dated January 10, 2025
- Town of Clifton Park Agricultural Data Statement and Control Form, undated

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

SUBDIVISION

2. The applicant has received two area variances as part of this project both in relation to the residential and commercial base density. These variances should be provided on the subdivision plat.
3. As noted in Comment 8 of our April 16, 2025 review, provide the parcel setback lines for each parcel.

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, likely belonging to a representative of MJ Engineering, is positioned below the 'Sincerely,' text.



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



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1143 Ballston Lake Road 2-Lot Subdivision

July 2, 2026

Page 2 of 2

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

Review Comments by Permit#

Permit Number: sub26-000008

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	06/10/2026	Owner to ensure 15 feet right of way for all purpose future trail on route Vischer Ferry Road
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/16/2026	A private maintenance agreement has been established assigning owner responsibility for maintenance, snow removal and repairs.
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/16/2026	The Board could reasonably grant conditional preliminary and final approval, subject the applicant provide metes and bounds descriptions for the Pedestrian Access Easement and Conservation Area which need to clearly be defined in the deed for the newly created lot.
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/16/2026	The Saratoga Co. Planning Board issued a recommendation that the project has no inter community or county wide impact.
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	06/16/2026	Add the attached Town CADD Subdivision Stamp Block to the final plan.
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	SEQR Review	John Scavo	06/16/2026	Based on a review of the project file it is recommended the Planning Board to issue a Negative Declaration for this Unlisted Action.
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	07/10/2026	No further comments.
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	ECC Review	Scott Reese	07/10/2026	ECC has no comments.

26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	07/10/2026	Per Town Code Chapter 179-11 A. (1) All existing and proposed property lines, present zoning and building setback lines, easement and right-of-way lines with dimensions, azimuths or angle data and curve data on the subdivision plans.
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	07/10/2026	Future application: Site Plan Approvals may be required - Per Town Code Chapter 208-113 B. (3) In instances where the building exists, the site is not in conformity with a previously approved site plan and a change of occupancy is occurring without exterior structural changes to the building, a revised site plan approval shall be required prior to the issuance of a building permit and/or certificate of occupancy.
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	07/10/2026	Future application: Area Variances may be required- Per Town Code Chapter 208-97 D.(1)(a) Where any nonconforming structure or use is partially damaged or destroyed, other than by demolition, to the extent of 50% or less of the cost of replacement of the entire structure new, the proof to be supplied by the applicant in written estimate form of replacement value and work to be done by a minimum of two reputable agencies, repairs may be made to reconstruct the structure, upon issuance of a building permit, and it shall be used as it existed prior to the damage. No repairs or restorations shall be made which increase the degree of any yard, bulk, parking or any other nonconformity existing prior to the damage.
26-000093	SUB26-000008	#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	07/10/2026	The proposed subdivision plan shall include a Zoning Compliance Data Table identifying the applicable space and bulk standards for the Business Non-Retail 1 zoning district.



July 2, 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:

- Subdivision Plat titled "Subdivision Lands of Coburg Village, Inc." as prepared by Gilbert VanGuilder Land Surveyor, PLLC, 1 sheet in total, and last dated June 16, 2026.
- Correspondence from the Saratoga County Sewer District dated March 18, 2026.
- Pedestrian Pathway Maintenance Agreement dated May 8, 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

SUBDIVISION

2. No further comments.

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', is written over a light gray circular stamp.

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

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



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



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294 Vischer Ferry Road 2-Lot Subdivision

July 2, 2026

Page 2 of 2

Scott Reese, Zoning Administrator/Stormwater Management Officer
Jennifer Viggiani, Open Space Coordinator
Melinda Acker

Review Comments by Permit#

Permit Number: spr26-000018

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Open Space, Trails, and Riverfront Advisory Committee	Melinda Acker	06/10/2026	Owner to ensure 15 feet right of way for all purpose future trail on route Route 9 and Biette Road
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Zoning Plans Review	Scott Reese	07/09/2026	This project is within the Highway Business / Restricted Retail Zoning District (B-4A). The project appears to be in conformance with Town Code Chapters 208-50.2 B. Permitted Uses include automotive sales establishments and car washes.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	07/10/2026	The plans identify approximately 570 parking spaces and extensive vehicle inventory storage areas associated with dealership operations. The Planning Board should confirm with the applicant that all vehicle display, inventory storage, employee parking, and customer parking areas remain clearly delineated and that no vehicle storage is permitted within required setbacks, landscaped areas, stormwater facilities, or access drives.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	07/10/2026	The inventory storage area occupies a substantial portion of the rear of the site. The applicant is required to ensure that dealership inventory remains confined to the locations shown on the approved site plan and that future expansion of storage areas will require additional Town review if it results in modifications to approved circulation, landscaping, or stormwater management facilities.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	07/10/2026	The applicant has revised the landscaping plan and additional plantings have been incorporated. Consistent with the intent of Chapter 208 to maintain an attractive commercial corridor along Route 9.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	07/10/2026	The submitted lighting plan illustrates pole-mounted and building-mounted fixtures. Any future field modifications to fixture types, mounting heights,

		Center Site Plan					photometric performance, or fixture locations should be subject to Staff review to ensure continued compliance with Town lighting standards and protection of adjacent properties.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	07/10/2026	Existing trees identified for preservation should remain protected throughout construction. Tree protection fencing shall remain in place until construction activities are complete and shall not be relocated without authorization from the Town.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	07/10/2026	The site plan depicts a boulevard access connection extending toward adjoining undeveloped lands. The Saratoga County Planning Board noted that future development utilizing this connection may have cumulative traffic, circulation, and land use impacts beyond the subject parcel. The Planning Board should consider whether the proposed access configuration is appropriate for future inter-parcel connectivity and whether any cross-access easements or access management provisions should be incorporated into the approval to facilitate coordinated development of adjacent parcels.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	07/10/2026	The Saratoga County Planning Board issued a determination of "No Significant County-Wide or Inter-Community Impact" for the proposed action. The County further advised that any improvements, modifications, or work proposed within the U.S./NYS Route 9 right-of-way will require review and approval by the New York State Department of Transportation. The County also recommended evaluation of the cumulative impacts associated with future development of adjoining lands that may be served by the proposed boulevard entrance connection. The Planning Board should acknowledge these comments and incorporate them into its deliberations and any motion for approval as may be deemed appropriate.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive	Site Plan Review - Revised Preliminary	SEQR Review	John Scavo	07/10/2026	Please see the attached SEQR Analysis and Recommendation for the Planning Board's consideration.

		Center Site Plan					
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	ECC Review	Scott Reese	07/10/2026	The ECC notes that there are several residential lots adjacent to the project which would be impacted by this large business. Therefore, in keeping with the recommendations and goals of the Town Comprehensive Plan, the Applicant should retain existing vegetation to the maximum extent practical and/or the use landscaping and grading to provide visual and auditory buffering between the project and adjacent roadways or other properties.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Stormwater Review	Scott Reese	07/10/2026	Provide information on how the resident at 7 Biette Road and the Town Road would not be impacted by any additional or emergency spill way runoff during frozen conditions or extreme participation events at Discharge Point #3.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Stormwater Review	Scott Reese	07/10/2026	It would be beneficial to have dry-wells in Infiltration Basin #1 to ensure winter infiltration as noted in the May 3rd, 2026, page 10 of the Stormwater Management Report.
24-001765	SPR26-000018	#2024-045 1759 Route 9 Automotive Center Site Plan	Site Plan Review - Revised Preliminary	Stormwater Review	Scott Reese	07/10/2026	Address on how the runoff from storm events larger than the 10 year event will be retained and collected in catch basins before either bypassing the grate (CB #4) or overflowing the proposed 6 inch curb height (CB #2 & #8).



July 2, 2026

Mr. Nicholas Costa
Advance Engineering & Surveying, PLLC
11 Herbert Drive
Latham, New York 12110

Sent via email: ncostape@gmail.com

Re: 1759 Route 9 Automotive Center Site Plan
Tax Map ID 272.1-2-4
CP File: 2024-045
MJ File: 700.403

Dear Mr. Costa:

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:

- Stamped Plans (17 Sheets) titled "Proposed Automotive Dealership", dated May 2026, prepared by Advance Engineering & Surveying, PLLC
- OPRHP Letter of No Impact dated February 20, 2026.
- Stormwater Pollution Prevention Plan as prepared by Advance Engineering & Surveying, PLLC dated May 3, 2026
- "Response to Review Comments dated June 2025" prepared by Advance Engineering & Surveying, PLLC dated May 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

SITE PLANS

General

2. Provide turning template for the "exit only" drive aisle to ensure proper radii is allocated for the Town's emergency vehicles.

Site Plan

3. No comments.

PP-1

4. No comments.

Lighting Plan

5. No comments.



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



Fishkill, NY
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Landscape Plan

6. The applicant has revised the landscape plan to incorporate additional species. The Planning Board shall consider whether the plan is sufficient and provides an adequate buffer from Route 9.

Grading Plan

7. The plans need to indicate how roof drainage from the new building expansion will be collected and conveyed to the on-site stormwater management system.

Existing Conditions

8. No comments.

Erosion Control Plan

9. Provide filter socks in place of silt fence where sediment control runoff from pavement surfaces are expected
10. Provide a legend and call out silt fence on the plans.

Site Details - 1

11. No comments.

Site Details - 2

12. No comments.

Site Details - 3

13. No comments.

Site Details - 4

14. No comments.

DOT Details 1 through 4

15. No comments.

STORMWATER POLLUTION PREVENTION PLAN

16. Show Discharge Point #4 on the Postdevelopment Watershed Map.



17. Infiltration Array #1 detail on DET-4 is labeled as Infiltration Array #2, please revise.
18. Infiltration Array #2 detail on DET-4 section elevations do not match plan view callouts, please revise.
19. Confirm HDS Units will not experience backwater from the 100-yr storm, if they do, confirm with the manufacturer that the unit can withstand this condition.

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

Sincerely,

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

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

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

Review Comments by Permit#

Permit Number: spr26-000016

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/22/2026	The Town Code would require up to 68 parking spaces for the proposed uses; however, the applicant is providing 66 spaces. Given the minimal difference, and the Planning Board's authority under the Code to waive minimum parking requirements, this appears to be a reasonable request.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/22/2026	For clarity, please show the setback distance from the southern (rear) portion of the site on lands of Wilton Development, LLC, to the shared property boundary with the Lands of Wellington Court Homeowners Association, Inc.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/22/2026	Sheet Lâ□□202, titled 'Lighting Notes and Details,' appears incomplete. Please review and resubmit a complete sheet with all necessary revisions
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	05/22/2026	Trees designated to remain on the site plan must be clearly shown and field-marked so they are readily identifiable to the contractor, in order to prevent inadvertent removal or damage during construction of the proposed redevelopment.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	SEQR Review	John Scavo	05/22/2026	In response to prior comments, additional information has been submitted to the Saratoga County Planning Board. As of the preparation of these comments, Town staff is awaiting formal written correspondence reflecting the County Planning Board's actions from its May 21, 2026 meeting.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel	Site Plan Review - Preliminary	SEQR Review	John Scavo	05/22/2026	For purposes of SEQR review, the evaluation of traffic impacts has been and should be focused on the road network most directly affected by the proposed site plan, including

		and Restaurant with Drive Thru					Crescent Road (CRâ□□92), John J. McKenna Way, and adjacent intersections. Particular attention should be given to peak-hour conditions, site access, queueing, and turning movements in the immediate vicinity of the project.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	05/22/2026	No further comments for this current application.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	ECC Review	Scott Reese	05/26/2026	The ECC has no further comments currently
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Postal Verification	John DeSimone	05/27/2026	Reference and follow approved postal verification in documents.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Postal Verification	John DeSimone	05/27/2026	Postal verification will be verified with Saratoga County Emergency Services and Accessor upon final approval from planning dept.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	05/27/2026	Provide additional hydrant on southeast corner based off the 2025 NYSFC appendix B&C.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	05/27/2026	2 hydrants are required for site, hydrant location on McKenna Way cannot be used due to location being on opposite side of property.

25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	06/16/2026	A \$1,000 hook up fee payable to the Clifton Park Sewer District #1 will be required paid prior to the connection to public sewer.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	06/16/2026	All work must be done to Town and County Standards.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Sewer Review	Mike OBrien	06/16/2026	The Town of Clifton Park requires 48 hours notice prior to any work being done on the Town owned force main.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	07/09/2026	This parcel is located in the Neighborhood Business (B-3) Zoning District. Per Town Code Chapter 208-37(B) both convenience food store and drive-in restaurant are permitted uses.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	07/09/2026	This parcel has an approved area variance of 130 feet to allow for a portion of a restaurant building (Dunkin Donuts) 170 feet from a residential zone. Per Town Code Chapter 208-37 (B) no drive-in restaurant shall be located within 300 feet of the boundary line of any residential district.
25-002199	SPR26-000016	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	07/09/2026	This parcel has an approved area variance for 2 additional pumps (total of 6 pumps) and 2 additional nozzles (total of 14 total nozzles) and the increase of 852 square feet of the convenient store (total of 5,852 square feet).



July 2, 2026

Ms. Timothy Freitag, PE
Bohler Engineering and Landscape Architecture, NY PLLC
17 Computer Drive West
Albany, New York 12205

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

Dear Mr. Freitag:

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:

- Site Development Plans titled "Convenience Store with Fuel Sales and Restaurant with Drive-In" as prepared by Bohler Engineering NY, PLLC, 17 sheets in total, and dated June 16, 2026.
- Comment response letter dated June 19, 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments at this time.

SITE PLANS

Cover – Sheet C-101

2. No comments.

General Notes and Legend – Sheet C-102

3. No comments.

Jurisdictional Notes – Sheet C103

4. No comments.

Existing Conditions/Demolition Plan – Sheet C-201

5. No comments.

Site Plan – Sheet C-301

6. No comments.



21 Corporate Drive
Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



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Melbourne, FL



Colored Site Plan – Sheet C-302

7. No comments.

Preliminary Grading and Drainage Plan – Sheet C-401

8. No comments.

Utility Plan – Sheet C-501

9. Per Comment 12 from our May 21, 2026 review, It is recommended that the Town be furnished with documentation that the CPWA is willing and capable of providing potable water to the project. The applicant is currently in the process of obtaining correspondence from CPWA and should be a conditional of approval.

10. Per Comment 12 from our May 21, 2026 review, 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. The applicant is currently in the process of obtaining correspondence from SCSD and should be a conditional of approval.

Soil Erosion and Sediment Control Plan – Sheet C-801

11. No comments.

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

12. No comments.

Construction Details – Sheet C-901

13. No comments.

Construction Details – Sheet C-902

14. No comment.

Construction Details – Sheet C-903

15. No comment.

Construction Details – Sheet C-904

16. No comments.

Landscape Plan – Sheet L-101



17. No comments.

Landscape Notes and Details – Sheet L-102

18. No comments.

Lighting Plan – Sheet L-201

19. No comments.

STORMWATER POLLUTION PREVENTION PLAN

20. No comments.

TRAFFIC IMPACT EVALUATION

21. No comments.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Lippmann', 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
 Melinda Acker