

8/11/26

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
August 11, 2026

Those present at the August 11, 2026 Planning Board meeting were:

Planning Board: R. Ferraro, Chairman, H. Fariello, E. Ophardt, K. Martin, L. Westrick,
Joanne Coons (alternate)

Those absent were: E. Andarawis, D. Bagramian

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

Chairman Ferraro called the meeting to order at 7:00 p.m., after which those present stood for the Pledge of Allegiance.

Chairman Ferraro stated that, in the absence of Mr. Andarawis and Ms. Bagramian, Ms. Coons would serve as a voting member for the meeting.

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Minutes Approval:

Ms. Fariello moved, seconded by Mr. Ophardt, to approve the minutes of the July 14, 2026 Planning Board meeting as written. The motion carried unanimously, with Mr. Martin abstaining.

Public Hearing:

Mr. Ferraro stated, per applicant's request, the Synergy Park Phase 4 Subdivision and Site Plan is tabled for tonight and will be rescheduled for a later date.

Old Business:

None

New Business:

#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan

SBL: 272.-1-49.1 Proposed expansion of existing 0.51 acre gravel storage area to 1.52 acres for additional storage space and associate parking, 412 Clifton Park Center Rd., Zoned: TC1 - Highway Zone Status: Preliminary

Consultant/Applicant Presentation:

Sam Able, representing the applicant, explained that the proposal seeks to expand the previously approved gravel storage area. The existing 0.51-acre storage area, approved last year for ATVs and other merchandise, has proven insufficient, prompting the request to enlarge it to provide additional storage capacity. The expansion will include additional gravel surfacing and will drain to the existing stormwater management pond. Landscaping will remain consistent with prior approvals.

The site will have no direct access to Clifton Park Center Road and will be secured with a gate and boulders. Lighting will be provided through new light poles in accordance with a proposed lighting plan. Eight storage containers are proposed along the highway frontage for merchandise storage. Mr. Able acknowledged that Phase I of the project has not yet been completed but stated that the need for additional storage space has already become apparent.

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:

No public comment.

Planning Board Review:

Mr. Ferraro asked for a 20' extension for the pedestrian walkway as requested by the Town Staff. He read from Mr. Reese comments about the TC-1 zoning and that it requires a 40' minimum rear yard setback and this application is asking for only 20'. Mr. Ferraro stated the applicant would typically go the Zoning Board of Appeals for a variance however, since this is in the TC-1 zone the Planning Board can modify dimensional standards and then he read from the applicable code reinforcing such. Mr. Ferraro stated the TC-1 highway zone talks about buffering and other architectural standards and read from the code and definitions.

Ms. Bitter stated Mr. Reese is asking for the review to be a Special Use Permit.

Mr. Scavo stated this application will need a Public Hearing as it is an extension of the original Special Use Permit and Site Plan. Mr. Able stated that the screening plan needs further clarification regarding the applicant's proposed improvements. Mr. Scavo stated that landscape plans typically identify plant species, quantities, and proposed heights. Mr. Ferraro stated his largest area of concern is where the large storage boxes are and what the visuals would be without leaves on adjacent trees. Mr. Scavo pulled up the landscape plan where the species are called out. Mr. Able stated that the existing canopy would remain and that evergreens would be added to improve winter screening. He also noted that three elms and 30-inch shrubs are proposed along Clifton Park Center Road.

Mr. Ferraro stated that the location of the storage boxes seem close to the property line and there is limited buffering. Mr. Scavo stated the applicant may be able to move the storage closer to the middle of the site. Mr. Abe stated they are open to discussion.

Ms. Coons stated she would like to see the storage boxes relocated. She noted that the application referenced boat storage but also included merchandise storage and asked for clarification. Mr. Able explained that the area would be used for boats, merchandise, and general overflow of products sold by the store, and could also be used for maintenance storage.

Mr. Martin stated that Bass Pro is welcome in the Town and seems to be a pretty good neighbor but believes that temporary storage and inventory control is an operational problem, not a Town problem to solve. He reiterated that storage containers were not authorized under the approved site plan and he was frustrated that it took many months to see them removed from the attractive

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storefront. Mr. Martin stated it is not Town's problem to figure out a vendors' operational oversight, and he is of the opinion that this modified plan is half-baked.

Mr. Ophardt asked whether combustible materials would be stored on-site and whether emergency access would be provided. Mr. Able stated that the site would have a Knox Box, that a hydrant is located at the rear of the building within 400 feet, and that access would be shown as required by the Fire Marshal. He also stated that he would need to confirm whether any combustible materials would be stored.

Ms. Coons asked whether the lighting would remain on continuously. Mr. Able stated that lighting would correspond with store hours. Ms. Coons provided the applicant with the Dark Sky pamphlet and salt-tolerant tree recommendations, and stated that she would prefer soft fencing rather than vinyl fencing.

Ms. Westrick stated she does not feel the applicant has given much thought to the aesthetics of the application and that it does not fit in the TC zone. She stated that she would prefer the site be better screened from the roads or that the applicant considers alternative storage options, such as a building instead of storage containers.

Mr. Martin agreed with Ms. Westrick and stated the building itself is attractive for the community and the landscape plan may have been impacted by the changes that come with the seasons. He stated that 40-60% of the smaller deciduous bushes along Clifton Park Center Road have not survived the past winter, and this is a disservice to the community and to the business itself. Mr. Martin encouraged the applicant to restore the landscape to the original plan suggesting that warranties on the landscaping be invoked to replace dead bushes on the storefront side while using a different, hardier species. Mr. Martin asked if the 8 logs along the retention pond were being removed. Mr. Able stated he noticed the logs but he is unsure of when they will be removed but will make a note of it. Mr. Martin requested that the logs be removed. Mr. Scavo stated that he could send the building inspector to the site, but noted that it remains an active construction area.

Mr. Ferraro stated that if the applicant would like to move forward then they need robust landscaping that is able to be maintained in the future.

Ms. Bitter asked how many modifications to the site have been made and whether the applicant is willing to address unmet site plan approvals. Mr. Scavo stated that the SUP and Site Plan were approved in 2023, additional storage was approved in December 2025, and the current application seeks additional storage on the adjacent lot. Mr. Able stated that he is willing to address the original approval.

Mr. Ferraro stated he has concerns about the applicant's needs and for them to conform to the TC-1 zone. Mr. Able stated that the feedback is the use of the storage, and if they can do robust screening then maybe the storage will not be a concern.

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Mr. Martin stated that on the pending application all of the Special Use Permit requirements need to be met. Mr. Able stated that this storage proposal is not temporary and it would not be eliminated, the boats would be as they are worked on or sold. Mr. Martin stated the storage containers are problematic for him and create an aesthetic resembling a rail yard.

Ms. Fariello asked if the applicant has considered a small building instead of storage containers. Mr. Able stated there have been no internal comments about this. Mr. Scavo stated that any additional containers that may come to the site would require the applicant to come back to the Board.

Mr. Ferraro stated a building can complement the main building. He stated he would like the site plan to include where the boats would be stored. Mr. Ferraro stated parking was mentioned and asked the location. Mr. Able stated the parking would be for employees and would be in the gravel area. Mr. Ferraro stated it needs to be identified on the plans. Mr. Ferraro stated a setback is required and asked where the buffer line is located. Mr. Able stated they are asking for a decrease in the setback to 20' along the highway and showed on the site plan where the line would be. Mr. Ferraro asked whether there was an additional slope to the north. Mr. Able stated that the slope did not appear on the previous plan but is shown on the current plan. Mr. Ferraro stated that he would like the plans to be consistent.

Ms. Westrick stated that she would like additional buffering along both the north side and Clifton Park Center Road. Mr. Able stated that the applicant would try to provide additional screening as requested by the Board.

Mr. Ophardt asked if Bass Pro owns the lot. Mr. Able stated they do not, it is leased.

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.

No public comments.

Ms. Fariello moved, seconded by Ms. Westrick, adjournment of the meeting at 8:18 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on September 29, 2026.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

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

Review Comments by Permit#

Permit Number: sup26-000003

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Fire Marshall Plans Review	John DeSimone	07/20/2026	Please provide full rendition of boat storage layout, spacing, aisles, measurements, emergency access lane.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Postal Verification	John DeSimone	07/20/2026	Existing postal number will apply for this project. 412 Clifton Park Center Rd.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Open Space Plans Review	Jennifer Viggiani	07/21/2026	The applicant should continue the proposed 5-foot concrete sidewalk south to connect to the Stewart's Shops driveway which is also through an arrangement with the Ellis property, to a logical pedestrian generator and destination, which is only a few feet away from where it is currently shown on the plan. It appears to be about 20 feet of a gap that the applicant should go ahead and close. The applicant could secure the necessary sidewalk easement with the same property owner of where the project for boat storage is proposed. The employees and guests at Bass Pro Shop would benefit from closing this pedestrian connection and ensuring safe passage for pedestrians along the east side of Clifton Park Center Road.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Open Space Plans Review	Jennifer Viggiani	07/21/2026	Justification for the continuation of the sidewalks is in Town Center Zoning Code. Under 208-23(1) "All streets within the Town Center shall be constructed with the sidewalks, street trees, medians, amenities, on-street parking, and other elements as illustrated for their corresponding street type on the Future Streets Map." Under 208-23 (4) (A) "Where an existing street is not planned to be substantially redeveloped, the sidewalk and street trees shall be installed

							according to the standards of its associated street types." Under 208-23 (5) (A) "The linear extents of streetscape improvements should be along the entire width of the property frontage so as to provide a continuous pedestrian sidewalk link from one side of the property to another..." While Bass Pro Shops' proposed boat storage area does not quite extend the full frontage, the Bass Pro Shop's cumulative additions of use along the Ellis property frontage -- utilizes a significant amount and majority of the Ellis property frontage, and thus the sidewalk should extend the last approximately 20 feet left to go to reach the driveway to Stewarts' Shop, which appears to be on the Ellis property, too. Under 208-23 (G) it appears that this segment of Clifton Park Center Road is identified as a perimeter street and the Town Center Code Standards indicate that walkways are either 5-foot sidewalks or 8-foot multi-use paths around perimeter streets.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	07/28/2026	The applicant shall submit a detailed visual screening plan for review and approval by the Planning Board. Screening shall consist of a combination of evergreen plantings, fencing, and/or other measures sufficient to substantially obscure views of storage containers and associated outdoor storage areas from Interstate 87, Clifton Park Center Road, and adjoining properties. All storage containers shall be uniformly colored and maintained in good condition free of rust, graffiti, and advertising. I will defer to the applicant's design professional but a double-staggered row of evergreen trees along the Interstate-facing perimeter and any other highly visible property boundaries may provide the buffering sought to mitigate visual impacts.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	07/28/2026	A note should be added to the plan prohibiting the vertical stacking of containers.

26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	07/28/2026	If vegetation cannot provide the necessary screening from I-87, consider an 8-foot opaque vinyl composite fence or architectural wood fence.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	07/28/2026	A detailed storage exhibit answering the anticipated maximum number of storage units/boats would help avoid future ambiguity.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	07/28/2026	Because storage areas tend to incrementally intensify over time, I recommend a note on the plan and the Board consider a condition stating: Any increase in the approved number of containers, expansion of outdoor storage areas, or stacking of containers shall require additional site plan review and Planning Board approval.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	07/28/2026	Provide a note on the site plan for assurance that stored materials will not obstruct access to the pond or drainage facilities.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	07/28/2026	The application includes a photometric submission. The applicant should verify that: No light trespass toward neighboring properties; No glare visible from I-87; and, Light fixtures are fully shielded.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Planning Director Plans Review	John Scavo	07/28/2026	The applicant is responsible for ensuring that sediment tracking onto Clifton Park Center Road does not cause negative visual and safety impacts. This is especially important due to the site's commercial visibility and nearby pedestrian accommodations.

26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	SEQR Review	John Scavo	07/28/2026	The proposed project is subject to Section 239 of General Municipal Law and has been referred to the Saratoga Co. Planning Board for a recommendation.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	ECC Review	Scott Reese	08/07/2026	The purpose of the Town Center Plan was, among other objectives, to "Replace the visual prominence of large parking lots with attractive architecture, public spaces and sidewalks to create a more bicycle and pedestrian friendly commercial center with connections to adjacent residential neighborhoods;" (208-21 A. (5). The installation of 7 storage containers along the Northway changes the character of the town center as envisioned by the Town Board and the residents and is inconsistent with the Town Code. The ECC strongly recommends that the Planning Board reject the installation of the storage containers as proposed by this project. Furthermore, the ECC recommends that the Planning Board requires significant vegetative screening of the entire perimeter of the entire storage area in order to minimize the negative visual impact of the proposal to the Town Center and to travelers along I-87.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	ECC Review	Scott Reese	08/07/2026	The ECC notes that 208-21 A. (7) states "Encourage improved stormwater management with reduced impervious surface, raingardens, shared stormwater retention areas and other latest industry practices." The location of this project is situated in an on-going stormwater management sensitive area. Therefore, a comprehensive updated drainage plan is necessary for approval.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	ECC Review	Scott Reese	08/07/2026	The ECC notes that the access is not called out. It should be labeled and evaluated for traffic safety.
26-001288	SUP26-000003	#2026-022 Bass Pro	Special Use Permit -	Stormwater Review	Scott Reese	08/07/2026	The applicant will need to supply an updated SWPPP adhering to NYSDEC GP-0-25-001

		Shops Gravel Storage Area Expansion Site Plan	Preliminary				and an updated Hydro Report to include the proposed parking expansion.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	SUP Review	Scott Reese	08/07/2026	The parcel is located within the Town Center District 1 (TC1) - Highway Zone. The plans depict eight (8) Conex storage containers that were not included as part of the original Special Use Permit approval. The applicant should provide additional information regarding the purpose and use of the containers and demonstrate that they are accessory to the approved storage use. The Planning Board should determine whether the proposed containers constitute a modification to the previously approved Special Use Permit and whether the proposed expansion remains consistent with the Special Use Permit standards of Town Code Â§208-79 and the intent of the TC1 District.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	SUP Review	Scott Reese	08/07/2026	Per Town Law 274-b Municipalities may issue special use permits and attach "reasonable conditions and restrictions as are directly related to the proposed special use". The Planning Board may legitimately regulate hours of operation through special use permits if they area supported by record evidence that they mitigate adverse impacts - such as: 1. Reducing noise at night 2. Minimizing traffic on neighborhood streets, 3. Protecting local residential amenity, 4. Safeguarding environmental quality. Such restrictions are valid only when clearly tied to land-use concerns and found in the administrative record.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	SUP Review	Scott Reese	08/07/2026	The applicant is also requesting to add associate parking to the Boat Storage Area. Per Town Code 208-99 A (6) The parking spaces provided shall be paved in a manner adequate to eliminate dust and mud problems.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	08/07/2026	The parcels are in the Town Center District 1 â Highway Zone (TC1) per Town Code 208-22 4. A. Table 3-1 a retail, outdoor display use is allowed by Special Permit.

		Storage Area Expansion Site Plan					Special Use Permits require special consideration so that the proposed project can be properly located and planned with respect to the objectives listed in Town Code Chapter 208-79 and their effect on the surrounding properties and community character. Per Town Code Chapter 208-22 5. F. Retail, outdoor display. The outdoor display or storage of retail merchandise shall be limited to business hours. The display of motorized vehicles or equipment, such as lawnmowers, snowblowers, ATVs, snowmobiles and similar items, is not permitted in the TC6 Zone (this application is in the TC1 Zone).
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	08/07/2026	Per Town Code Chapter 208-22.1 TC1 B. Parking and Encroachments the rear setback shall be 40-feet minimum including buffer of trees. The applicant is proposing a 20-foot buffer. The Planning Board has the authority to modify dimensional standards Per Town Code Chapter 208-21 (3.) The previously approved SUP showed 11 proposed spruces to enhance the vegetative buffer.
26-001288	SUP26-000003	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	08/07/2026	The applicant is also requesting to add associate parking to the Boat Storage Area. Per Town Code 208-99 A (6) The parking spaces provided shall be paved in a manner adequate to eliminate dust and mud problems.



July 31, 2026

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

Re: Bass Pro Shop Gravel Parking Expansion
Tax Map ID 272.-1-49.1
CP File: 2026-022
MJ File: 700.443

Dear Mr. Myers:

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

- Bass Pro Shops Preliminary Plans (6 sheets) prepared by Contineo Group dated July 20, 2026.
- Hydrology and SWPPP Report prepared by Contineo Group dated July 15, 2026.
- Photometric Plan prepared by Contineo Group dated July 16, 2026.
- Existing Tree Canopy Plan prepared by Contineo Group dated July 16, 2026.
- Planting Plan prepared by Contineo Group dated July 16, 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. The applicant should submit a Short Environmental Assessment Form to the Town as part of the application package for review.

SITE PLANS

Sheet C100 – Cover

1. No comments.

Sheet C200

2. The parcel is located in the Town's TC-1 Zoning District. The use currently includes a gravel parking lot for outdoor storage. This application is proposing to extend the gravel lot.
3. Show all proposed lighting on the plan.
4. Show the vehicle maneuverability to ensure adequate space is provided.

Sheet C300 – Grading/Drainage



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Clifton Park, NY 12065



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mj@mjteam.com
mjteam.com



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



5. No comments.

Sheet C400 – Initial Erosion Plan

6. Show locations of erosion blankets on all slopes 3:1 and steeper.

7. There are restoration callouts, ie. add permanent seeding and loose stabilization blanket along the eastern parcel boundary adjacent to the Northway however this area is shown as a undisturbed landscape buffer zone on Sheet C-200. Please confirm and revise accordingly.

Sheet C500 - Erosion Notes

8. The SWPPP activity schedule is not relevant to this project. Revise accordingly.

Sheet C501 – Erosion Details

9. No comments.

Sheet LS-1 – Tree Canopy Plan

10. This plan sheet should be incorporated into the final complete drawing set.

Sheet LS-2 – Planting Plan

11. This plan sheet should be incorporated into the final complete drawing set.

Photometric Plan

12. The photometric plan should be incorporated in the final complete drawing set.

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

14. Show all footcandles up to 0.0.

HYDROLOGY REPORT

15. The project will disturb more than 1-acre of land furthermore it is also considered a larger common plan of development. As such, it will be subject to the NYSDEC Phase II Stormwater Regulations and General Permit GP-0-25-001.

16. According to the NYSDEC eNOI database, the initial project obtained coverage in 2024 (Permit NYR11M882) which was under General Permit-GP-0-25-001. It is recommended that the current project modify the existing SWPPP to cover the storage project expansion and should be Addendum #2 to the SWPPP.



17. Include a copy of the Notice of Intent (NOI) in the SWPPP.

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