Town of Clifton Park Planning Board
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PLANNING BOARD

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

Planning Board Minutes
September 29, 2026

Those present at the September 29, 2026 Planning Board meeting were:

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

Those absent were: E. Andarawis, D. Bagramian, L. Westrick

Those also present were: M. Acker, Town of Clifton Park, Planning Department
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.
Mr. Ferraro thanked Ms. Acker, Ms. Viggiani, and Mr. Reese for stepping up to help run the Planning Department. He also thanked staff and MJE for their help as well.

Mr. Ferraro stated that in the absence of Mr. Andarawis, Ms. Bagramian, and Ms. Westrick, Ms. Coons would be a voting member tonight. He stated that she would be recusing herself for the first Public Hearing as she is the applicant.

Minutes Approval:

Ms. Fariello moved, seconded by Mr. Martin, approval of the minutes of the August 11, 2026 Planning Board meeting as written. The motion was unanimously carried.

Public Hearing:

#2026-025 7 Male Road - Creation of Family Cemetery
SUP SBL: 288.-2-46 Applicant proposes to establish a small family cemetery on the 28 acre parcel at 7 Male Rd. Clifton Park, Male Rd., Zoned: R1 - Residential, Status: Preliminary

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 special use permit 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. Fariello, 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. The Secretary read the public notice as published in the Times Union on September 19, 2026.

Consultant/Applicant Presentation:

Joanne Coons stated that her family owns 28 acres on Male Road. She stated they have end of life issues that they wanted addressed and would like a family burial plot on their land. She stated the lot is vacant with no water or sewer and showed photos of the area they wish to designate as the burial site. Ms. Coons stated it used to be an apple orchard and they plan to have no stones to be put in the cemetery. She thanked everyone for their consideration because when she applied her husband was still alive and has since passed.

Staff and Professional Comments:
Certain staff and MJE comments were highlighted by Mr. Lippmann. Copies of all remarks read into the record for the agenda items are included and attached to these minutes.

Public Comments:

No public comment.

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

Planning Board Review:

No comments from Planning Board.

Mr. Ferraro stated that the Board seems comfortable with the application and asked if there was a motion to approve the application.

Ms. Fariello offered Resolution No. 06 of 2026, seconded by Mr. Ophardt to waive the final hearing for this application for the 7 Male Road - Creation of Family Cemetery approval, and to grant preliminary and final Special Use Permit approval conditioned upon satisfaction of all comments, provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. The Special Use Permit shall authorize only a private non-commercial family cemetery.
2. No commercial cemetery operations, sales, interments for compensation, or public cemetery activities shall be permitted.
3. Demonstrate compliance with all applicable New York State Department of Health setback requirements from drinking water wells.
4. Maintain reasonable access rights necessary for family visitation and cemetery maintenance.
5. Any expansion, enlargement, relocation, or intensification of the cemetery use shall require further review and approval by the Town.
6. The approval shall apply only to the use described in the application materials submitted to the Planning board and incorporated into the project record.
7. The applicant shall obtain and comply with any approvals, permits, licenses, registrations, and requirements imposed by applicable governmental agencies having jurisdiction

Roll Call:

R. Ferraro - Yes
E. Ophardt - Yes
H. Fariello - Yes
K. Martin – Yes

Ayes_____4_____ Noes: ____0_____

The resolution is carried.

Ms. Fariello moved, second by Mr. Ophardt, to waive the final hearing for this application for the site plan review of 7 Male Road - Creation of Family Cemetery, and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. The approved cemetery area shall remain substantially consistent with the location and dimensions depicted on the sketch plan
2. The cemetery shall remain a private, non-commercial family cemetery.
3. Prior to any future interments, the applicant shall provide documentation satisfactory to the Planning Department demonstrating compliance with applicable New York State Department of Health well separation standards, including the minimum required horizontal separation distance from any drinking water well.
4. Reasonable access shall be maintained for family visitation and cemetery maintenance purposes
5. Any expansion, relocation, or modification of the cemetery beyond that approved herein shall require additional review and approval by the Town
6. The applicant shall comply with all applicable federal, state, county, and local laws, regulations, permits, and approvals.

Ayes: __4___ Noes: ___0___ The motion is carried.

Public Hearing:

#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care
SUP SBL: 271.-3-47.122 Applicant proposes a change of tenancy to a personal care establishment (Brushed Hair Studio) which requires a Special Use Permit in the TC2 Zone, 54/56/58 Clifton Country Rd., Zoned: TC2 – Edge Zone, Status: Preliminary

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 special use permit 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. The Secretary read the public notice as published in the Times Union on September 19, 2026.

Consultant/Applicant Presentation:

Jackie Phillips Murray stated she is here tonight for a change of tenancy. She stated there would be no exterior changes to the building and this is an allowable use by a Special Use Permit. Ms. Phillips Murray stated there is no impact to parking and the utilities would remain the same. She stated she feels the application meets the criteria.

Staff and Professional Comments:
Certain staff and MJE comments were highlighted by Mr. Lippmann 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 comments, Mr. Ferraro moved, second by Ms. Fariello, to close the public hearing at 7:22 p.m. The motion was unanimously carried.

Planning Board Review:

Mr. Ophardt asked if the business was on the second or first floor and if it would interfere with other tenants. Ms. Phillips Murray stated they are on the second floor, and they would be the same as other tenants and would not interfere with other businesses.

Mr. Ferraro stated this seems to be a straight forward application.

Ms. Fariello offered Resolution No. 07 of 2026, seconded by Mr. Ophardt to waive the final hearing for this application for the 56 Clifton Country Rd. Change of Tenant Personal Care approval, and to grant preliminary and final Special Use Permit approval conditioned upon satisfaction of all comments, provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. The approval is conditioned subject to compliance with all Planning Department, Fire Marshal, Building Department, and applicable New York State Code requirements, including any required ventilation systems for manicure or pedicure operations

Roll Call:
R. Ferraro - Yes
E. Ophardt - Yes
H. Fariello - Yes
K. Martin – Yes
J. Coons (alternate) - Yes

Ayes_____5_____ Noes: ___0_____

The resolution is carried.

Public Hearing:

#2026-026 203 Vischer Ferry Road 2 Lot Subdivision
SBL: 283.-1-64.1 Applicant proposes subdividing a 10.10-acre lot into 2 lots. The 8.04-acre lot has an existing house and outbuildings. The remaining 2.07-acres is for construction of a new home, 203 Vischer Ferry Rd. Zoned: R3 - Agricultural/Residential, Status: Preliminary

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. Fariello, 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. The Secretary read the public notice as published in the Times Union on September 19, 2026.

Consultant/Applicant Presentation:

Pat Jarosz stated this is a 10.1 acre lot that they are proposing to subdivide into an 8.04 acre lot with existing home and outbuildings. He stated it has well and septic and a new home will be built on the remaining 2.06 acres and that home will have well and septic as well. Mr. Jarosz stated they have received 2 variances from the ZBA so they will be in compliance.

Staff and Professional Comments:

Certain staff and MJE comments were highlighted by Mr. Lippmann, the Town Designated Engineer. Copies of all remarks read into the record for the agenda items are included and attached to these minutes.

Public Comments:

Anthony LaFleche, 21 Wheeler Drive, asked for consideration for an easement for a possible bike trail. He stated he is unsure if it is part of the trails plan but would like to see it in place if there is ever a need for a trail on the road. Mr. Lippmann stated that this should be considered tonight and not when a trail is proposed.

There being no additional public comment, Mr. Ferraro moved, second by Mr. Ophardt, to close the public hearing at 7:31 p.m. The motion was unanimously carried.

Planning Board Review:

Ms. Fariello stated the notice has a 10.1 acre parcel subdivided into 8.04 and 2.07 however, the second lot should only be 2.06 and would like this reflected moving forward.

Mr. Ferraro asked if the old access road would become the new driveway for the second lot. Mr. Jarosz stated it may be, it does make sense that it would be.

Mr. Ophardt stated there is a lot of traffic in this area due to the Town's transfer station being close by. He stated he would like a statement on the plans indicating there may be noise, dust, and odors. Mr. Jarosz stated they will entertain putting it on the plan.

Mr. Martin stated he agrees with Ms. Viggiani's comments as well as the public and he would like to see an easement for a possible future trail.

Mr. Ophardt stated that there is no closed drainage around the site right now, so he does not see a trail as possible unless they cover the drain.

Mr. Martin stated Wood Road is a good example of a similar situation and the same suggestions were made there but were then never addressed so the opportunity is gone. He stated he does not want to see the same here. Mr. Martin stated that trails should be on high volume roads to help with pedestrian safety.

Ms. Coons stated it cannot hurt to have an easement; it does not guarantee there will be a trail. She stated traffic has changed over the years and it is now a favorite bike route for residents. Mr. Jarosz stated he would like to consult with the applicant before making this decision.

Mr. Ferraro stated the application was referred to the Saratoga County Planning Board and asked if they recommended a trail easement. Ms. Acker stated they gave sign off but no comments on trails were made.

Mr. Martin stated they should give Mr. Jarosz the chance to speak with the applicant and come back but within the allotted 62 days.

Ms. Fariello stated she reviewed this on Google Maps and there is a home near this property that is close to the road and if a trail were to be put in it would be at the front door. She stated therefore she has no concerns about not having a trail easement.

Mr. Ferraro stated the comment comes from Ms. Viggiani and she feels the trail is able to be accommodated. He stated he supports the opportunity for Mr. Jarosz to consult with the applicant for conditions approval.

Ms. Coons asked if they received a SHPO letter. Mr. Jarosz stated they will have to contact them for a letter.

Mr. Ferraro asked if there were wetlands on the property. Mr. Jarosz stated there are not any on the property, but he is willing to put off a decision until 10/27/26.

Old Business:

#2025-045 Synergy Park Phase 4 Site Plan
SBL: 265.-5-10 Applicant proposes the clearing and grading associated with the construction of five (5) office/warehouse buildings on 5 separate lots, 19 Synergy Park Dr Rear, Zoned: L2 - Light Industrial 2, Status: Revised Preliminary Last Seen On: 06/09/2026

Mr. Ferraro stated the Public Hearing for this application listed on tonight's agenda has been postponed due to prior County approval not yet being met. He stated traffic improvement mitigation has to be done. Mr. Ferraro stated the County did respond to the Site Plan referral with an approval as long as the applicant is only allowed to move forward with clearing and grading until considerable progress is made prior to the next submission in regard to seeking the permitting required by DOT and the construction of the offsite traffic mitigation work as required from the Synergy Park- earlier phases of approval so they are here for Site Plan consideration only tonight and not subdivision approval.

Consultant/Applicant Presentation:

Mr. Lubera stated he is here tonight for 60.63 acres in the Synergy Park development. He stated the lot is zoned L2 Light Industrial and B-5 Corporate. Mr. Lubera stated the site contains wetlands however they are not proposing to disturb them. He stated that buildings would be 90% warehouse and 10% office space, and the renderings have been submitted. Mr. Lubera stated

they are waiting on DOT for the traffic mitigation plans to be finalized and they are asking for site plan approval tonight.

Staff and Professional Comments:
Certain staff and MJE comments were highlighted by Mr. Lippmann, 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.

Planning Board Review:
Ms. Coons stated she has concerns with erosion with clearing and no building in place near the Dwaas Kill. Mr. Lubera stated they have an erosion plan prepared before the buildings are done and he went through the steps. He stated they are within the safe slope setbacks and will stay away from them until building permit time. Ms. Coons asked for visuals for winter and full foliage as well as the changes made to the view scape. Mr. Lubera showed them on the screen and Ms. Fariello stated she is fine with them.

Mr. Ophardt asked if there are any new plantings for visual relief on the northwest side. Mr. Lubera stated they are proposing more tree plantings and showed them on the screen. Mr. Ophardt asked if there would be lighting on the side of the building Mr. Lubera stated they are not proposing signage or lighting on the side of the building unless it is required.

Mr. Martin asked what 2 species of trees are being proposed on the plan. Mr. La Berra stated eastern red cedars and red pines are on the plan and they are going to take advantage of the natural buffering as well. Mr. Martin stated the applicant can dense up the buffer since 50’ is a lot of room. Mr. Lubera stated they cannot put too much in or else they will mature and lose limbs, which is also called foresting. Mr. Martin stated he wants good screening from the Northway and 50’ is a lot of room to play with.

Ms. Fariello stated that 2 spruce pines will expand to maturity and cover 50’.

Mr. Ophardt stated it is fair that they are asking for plantings for view shed and he is looking for good effort and more enhancement.

Mr. Ferraro asked for the high point of the building to be identified. Mr. Lubera showed where it was and stated the building is lower than the landscaping.

Mr. Ophardt asked where the applicant was with timing of the right turn lane onto Route 9. Mr. Lubera stated they are waiting for DOT signal timing and they are working with DOT to go through their comments and hope to have an approved design this winter or early spring. He stated their hands are tied with DOT right now.

Mr. Ferraro asked if the conditions made by Mr. Scavo and the County have been considered. Mr. Lubera stated they have been.

Ms. Fariello stated she would like to see the shrubs around the buildings as they have previously asked for. Mr. Lubera state they have not been incorporated due to limited green space around the building due to easements for public services. Ms. Fariello read her note from the last meeting that was being requested by the Board. Mr. Lubera showed where the underground water and sewer are and stated they are land banking parking and other green space shown was for stormwater.

Mr. Ophardt stated he would like to see more landscaping along I-87 and other places to be identified for more greenery. He stated this could be mitigated by Town Staff if the Board wants to put it as a condition of approval.

Mr. Ferraro stated that if anything is not addressed tonight, they could be addressed when the applicant comes back for subdivision review and approval.

Mr. Ferraro suggested that as Lead Agency, we issue the following statement re: SEQR: "The Planning Board hereby adopts and incorporates by reference the traffic related findings and mitigation measures contained within the original Synergy Technology Park Findings Statement, including, but not limited to the required Kinns Road/NYS Route 9 intersection improvements and makes compliance with such mitigation measures a continuing condition of approval of the Site Plan for Phase IV. Also, that prior to the issuance of any building permit, certificate of occupancy, or other development authorization, the applicant shall demonstrate to the satisfaction of the Planning Board Engineer and Planning Department that the proposed development remains consistent with the assumptions, traffic impact analysis, and mitigation commitments established through the original Synergy Technology Park environmental review process. Also, that all prior Findings Statements, mitigation measures, conditions of subdivision approval and traffic improvement obligations applicable to the Synergy Technology Park shall remain in full force and effect unless modified by subsequent action of the Planning Board following environmental review pursuant to Article 8 of the Environmental Conservation Law and 6NYCRR Part 617. Mr. Ophardt moved the motion and seconded by Ms. Fariello.

Mr. Ophardt moved, second by Ms. Fariello, to waive the final hearing for this application for the site plan review of Synergy Park Phase 4 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. The applicant shall provide a more detailed updated project schedule for the off-site traffic mitigation improvements
2. All outstanding engineering comments shall be satisfactorily addressed
3. All outside agency permits and approvals shall be obtained
4. No building permits shall be issued for any principal building until final subdivision approval has been received by the Planning Board, the applicant obtains the required NYSDOT permit for the Kinns Road improvements and the applicant provides evidence of an executed construction contract of construction letting of those improvements demonstrating that the required off-site mitigation improvements will be implemented in a manner that ensures that they are completed prior to occupancy
5. The applicant shall comply with all approved stormwater management and erosion control measures
6. Enhanced landscaping will be provided along the Northway R.O.W. and internally within the site to be reviewed by MJ Engineering to determine if it addresses the concerns raised by the Planning Board.

Ayes: ___5__ Noes: ___0___ The motion is carried.

Old Business:

#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)
SBL: 272.-1-44.1 Applicant proposes revised elevation for already approved Site Plan, 19 Clifton Country Rd. Zoned: TC5 - Neighborhood Zone, Status: Amendment Last Seen On: 03/10/2026

Consultant/Applicant Presentation:

Bob Miller stated he is here tonight with Tim Miller with advanced plans. He stated that they have met with contractors and the cost of the project is much higher than they had anticipated. He stated they would like to decrease the cost but have the same square footage. Mr. Miller stated they have omitted the parapet and changed the exterior siding and window package. Mr. Miller stated they have also changed the steel package but from the second floor up they are complying with Town Center Code. Mr. Miller stated that with meeting with professionals, sheer walls would have to be installed so the first floor would change but there would be no other changes to the exterior of the building including landscaping.

Staff and Professional Comments:
Certain staff and MJE comments were highlighted by Mr. Lippmann, 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.

Planning Board Review:
Ms. Fariello asked if a bike ramp was added. Mr. Miller stated he does not know but there is handicapped access. Ms. Fariello asked to see how far handicapped parking is from the access. Mr. Miller showed the passage on the map.

Mr. Martin stated the applicant came in with reduced transparency and he had questions, however they have been addressed already, and he understands why and thanked the applicant. Mr. Miller stated that sometimes transparency is taken away by tenants anyway.

Mr. Ferraro stated the applicant is modifying dimensions in the TC zone so this needs to be a supermajority vote.

Mr. Ferraro stated the building needs to be attractive to residents and commercial tenants both.

Mr. Martin moved, second by Mr. Ophardt to reaffirm the Negative Declaration pursuant to SEQRA.

Mr. Ophardt moved, second by Ms. Fariello, to waive the final hearing for this application for the site plan review of Village Plaza II Mixed Use Site Plan (Apartments), and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. Architectural standard waiver in the reduction of required facade transparency of the required 50% to 25.8%.

Ayes: ___5__ Noes: __0____ The motion is carried.

Old Business:

#2024-049 7 Maxwell Drive Commercial Building w/drive-thru
SBL: 271.-3-74.222 Applicant proposes a mixed use building with apartments and a drive thru, 7 Maxwell Dr. Zoned: TC4 - Transition Zone, Status: Preliminary Last Seen On: 08/04/2026 (TAC)

Consultant/Applicant Presentation:

Joe Dannible stated the application started back in 2024 and they have been meeting with the TAC. He stated the application has taken some pauses over the last 2 years and they started looking at it again in June/July of this year with the TAC. Mr. Dannible stated the TAC seems to be satisfied. Mr. Dannible stated the project is adjacent to the CVS and across the road from Market 32 in front of the new kindergarten school. Mr. Dannible showed the overhead view of the layout. He stated there is one story that is about 10,000 sf with a drive thru and the second floor is extended over the drive thru with 24 units, 12 on each of the second and third floors. He stated they have retained outdoor space for the residents and commercial tenants and have 61 parking spaces proposed. Mr. Dannible showed the trash enclosure and the shared drive with the school. He stated there are easements in place and they plan to renovate the sidewalk along Park Ave as well as install one along Maxwell Drive. Mr. Dannible stated they hope to retrofit the stormwater so they are asking for a 36' waiver to move the building closer to the road. Mr. Dannible stated the property line is at the edge of pavement but is in line with the character of the neighborhood and showed the utility plan and stated the impervious area has been decreased. He stated they are tying into public water and sewer and showed the planting plan that shows enhanced plantings along with existing trees along Park Ave.

Staff and Professional Comments:

Certain staff and MJE comments were highlighted by Mr. Lippmann, 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:

Amelia Jackson, 30 Gloucester Street, asked how traffic would be impacted. Mr. Ferraro stated the applicant would be required to do a trip generation study however, the applicant cannot be responsible for existing conditions.

Holly Oppenheimer, 32 Gloucester Street, stated she is part of the Tesago PTA and asked about other considerations for the property; people would have to live around the traffic, buses, and noise from children and the school

Planning Board Review:

Mr. Ferraro stated that there still remains uncertainty regarding the landscaping since the CPWA prefers that the existing trees along Park Place be removed. The applicant stated that they would also like the existing trees to remain and are working with CPWA to reconcile the issue. Ms. Bitter stated that if the water department states they have to remove the plantings, then the Planning Boards hands are tied. Mr. Dannible showed the architectural renderings and elevations on the west side. He stated if the drive thru does not find a business then this would become covered parking. He stated they still need trip generation and fire apparatus access shown, if the road needs to be moved for this they will make the change as they own the roadway.

Ms. Fariello asked if the only permitted use is a bank. Mr. Ferraro stated it is the only allowed use with a drive thru and it is not allowed to have a restaurant or retail. Mr. Dannible stated that if it is not a bank, then they would have to come back to the Planning Board or the ZBA to approve another use.

Ms. Coons asked if there is not drive thru then wouldn't it be better to rent the space than have it an open covered parking area. Mr. Dannible stated that if it is not a bank then they would have to come back to the Planning Board. Ms. Coons asked if the applicant could look into cool roof options to help with warming and asked if the runoff would be ok with the existing stormwater management practice in place. Mr. Dannible stated the stormwater plan would be able to accommodate the proposal.

Mr. Ophardt asked about signage for the drive thru. Mr. Dannible stated they have changed the circulation to one way so the drive thru would not be crossing any lanes. Mr. Ophardt asked how they would tie into the schools access and there is no sidewalk now. Mr. Dannible stated the school is independent from the project.

Mr. Martin stated this is an attractive building.

Mr. Ferraro asked if there would be rooftop equipment. Mr. Dannible stated there would be, but it is limited visibility. He stated they might be in the walls of the building but if not they will be screened. Mr. Ferraro stated additional landscaping around dumpsters will be needed. Mr. Dannible stated they can add this to the plan.

Mr. Dannible asked if the Planning Board could take action tonight. Mr. Ophardt stated there are some outstanding comments and he is not comfortable taking action tonight. Mr. Dannible stated the comments are technical in nature and feels they can be addressed. Mr. Dannible asked for SEQRA to be established and for a preliminary approval. Mr. Ophardt agreed.

Ms. Fariello 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. Ophardt moved, second by Ms. Fariello, to waive the final hearing for this application for the site plan review of 7 Maxwell Drive Commercial Building w/drive-thru, and to grant preliminary 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. . Undertake the trip generation analysis for the proposed mixed use building
2. Provide for the pavement markings to direct vehicular circulation within the development
3. Additional plantings around the dumpster location.

Ayes: __5___ Noes: ____0__ The motion is carried.

Old Business:

#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan
SBL: 272.-1-49.1 Applicant proposes 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: Revised Preliminary Last Seen On: 8/11/26

Mr. Ferraro stated that a public hearing will be necessary at some point before action is taken by the Planning Board since there is a proposed change to the previously approved special use permit.

Consultant/Applicant Presentation:

Ray Meyers stated they have revised the site plan since last seen based on prior comments made by the Board and Town Staff. He stated they have designated storage container locations away from the roads and added screening to the northwest and fire access. Mr. Meyers showed how the boat layout would be as well on the site plan.

Staff and Professional Comments:
Certain staff and MJE comments were highlighted by Mr. Lippmann, 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.

Planning Board Review:
Ms. Fariello asked if the logs have been removed yet that were requested and if there are combustibles stored in the containers. Mr. Meyers stated he is unsure. Mr. Martin stated they were there 2 days ago. Mr. Meyers stated there is no storage of combustibles.

Mr. Martin stated there is still a lot to be tweaked and quoted the Zoning Code for the TC objectives. Mr. Martin stated that this area is the jewel of the Town and sitesneeds to be done

right. He stated he is still unsure how the boxes will look but this also seems to be a service area for boats and they need to take this into consideration as well when looking at the Town Center objectives.

Ms. Fariello stated if the applicant is not looking into construction of a building would a lean-too be considered to help screen the boxes.

Mr. Ferraro stated enclosures can help mitigate the concerns of the Board.

Mr. Martin stated they spoke about a building before and asked the applicant to explain. Mr. Meyers stated what is shown is what the result is from the last meeting. He stated they cannot paint the containers as they do not own them and they are leasing the land, so they do not want to build a permanent structure.

Ms. Fariello stated that she likes the containers where they are presented now.

Mr. Martin stated he still cannot understand why a national corporate company did not foresee this need or plan for this from the start. He stated he does not understand why a garage cannot be built to help provide for their needs.

Ms. Fariello stated if the applicant is not screening with a lean-to then they need to talk about more screening to the rear of the parcel.

Mr. Ferraro stated the landscaping along Clifton Park Center Road also needs to be increased.

Ms. Coons stated if the applicant takes the rustic look of the main building and incorporates it to the application then it would better fit the character.

Mr. Martin stated he is willing to help massage the project and quoted the ECC and stated this is stronger than his own opinion.

Mr. Ferraro stated he also has a concern with the open retail space identified on the site and the parking area along Clifton Park Center Road. He stated they need visual mitigation to meet the TC-1 zoning requirements. He stated he appreciates the relocation of the containers versus the location that was proposed in the earlier application but still has concerns about the visual impact and prefers that they have some type of closure surrounding them. He also expressed concern about the designated open retail storage area shown on the plans and would like it relocated further east between the boat storage areas and include a shelter like structure.

Ms. Fariello stated the logs still need to be removed.

New Business:

#2026-030 495 Moe Rd Chabad Jewish Center Site Plan
SBL: 271.-3-37 Applicant proposes construction of a Chabad Jewish Center, 495 Moe Rd.
Zoned: TC2 - Edge Zone Status: Preliminary

Consultant/Applicant Presentation:

Dan Kauffman stated he is an engineer for the project and the applicant has been wanting to come before the Board for the last 2-3 years. He stated they have had many layouts, and the community has a good feel to it. Mr. Kaufman stated they would like to have a food pantry, a teen space, and a bike rack. He stated they would like to do more for the community. Mr. Kaufman stated this is not a large congregation but they also need parking. He stated this is only possible with one truck entrance and one traffic entrance. He stated they understand sprinklers may be required and that they would like to hook up to public water, but they are in the preliminary stages now.

Yossi Rubin stated that the general idea of the Center is to serve the community. He stated he has been here for over 20 years but would like to build more outside of his home and be more accessible to the community.

Staff and Professional Comments:

Certain staff and MJE comments were highlighted by Mr. Lippmann, 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:

Layne Sequrski, congregate, stated they are small now but their outreach has expanded. She stated they are working out of the home's garage and the Sunday school is too large to accommodate.

Scott Rouath, congregant, stated they are working out of the house sanctuary, and it is garage space. He stated the school has to be held at the Senior Center since the garage will not fit all of the students and for security.

Marvin LeRoy, 3 Shadowbrook Drive stated he works with non-for-profits around the country and locally. He stated this is an evolutionary step for the congregation and they have the funds to build the Center. He stated the development aspects need to be worked out but they are prepared.

Laya Rubin stated she hopes this comes true she is excited to have her home her own space again.

Planning Board Review:

Ms. Fariello asked how many members they have. Mr. Rubin stated they do not have members but here are 100-150 people and 400 on their mailing list. Ms. Fariello asked why they are proposing a bedroom and bathroom in the separate building. Mr. Ruben stated they do not travel on the Sabbath so they would like to provide hospitability.

Ms. Coons asked if the building should be facing east. Mr. Rubin stated the rear of the building is facing east and was purposeful. Ms. Coons stated she was going to ask to rotate the building but sees why it is laid out the way it is and asked if it was ADA compliant. Mr. Ruben stated it is.

Mr. Martin stated he walks the site and stated the application compliments the building and asked if there would be landscaping and celebrations outdoors. Mr. Kaufman stated they are planning for a pergola or something similar on the side of the new building.

Mr. Ophardt asked if the new building would be attached to the home. Mr. Rubin stated the buildings would be next to each other and connected by a sidewalk only. Mr. Ophardt asked if there would be a buffer for the surrounding homes. Mr. Kaufman stated there is an existing line of trees that they are keeping along with a 10' buffer.

Mr. Ferraro stated the buffering needs to be more robust, in particular along the southern property line adjacent to the residential property.

Ms. Fariello asked if the applicant has spoken to the neighbors. Mr. Rubin stated they have sent letters and spoken to some. He stated all of the conversations have been positive.

Mr. Ophardt asked for the applicant to point out the main driveway. Mr. Kaufman did so and stated they are open to discussion on the placement and how many drives to have.

Mr. Ferraro stated he prefers one point of access due to traffic and the pedestrian trail. He stated he would like it further to the south. Mr. Ferraro asked if parking would be to the rear of the building. Mr. Kaufman stated overflow would be back there but they plan to use the area for recreation and possibly do a pervious area instead of pavement and turn part of the existing gravel into lawn area. Mr. Ferraro stated this is in the TC-2 zone and a table needs to be prepared showing that what is proposed is in compliance with the zone. He stated that one or two of the proposed parking spaces may be an issue since a 35 foot front setback is required in the TC 2 zone for parking. He stated he would like to see buffering along Moe Road as well.

Mr. Martin stated he would defer the waiver until more detailed plans are submitted.

New Business:

#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision
SBL: 270.-2-61.1 Applicant proposes combining parcel 270.-2-41.12 with 270.-2-61.1 then subdividing 722 Clifton Park Center Road with the land on the north side of the road to be separated from the rest of the property to the south, 722 Clifton Park Center Rd., Zoned: R1 - Residential, Status: Concept

Consultant/Applicant Presentation:

Pat Jarosz stated that the applicant is trying to absorb 2 lots into one and break off a separate lot across the road. He stated right now this is only for estate planning purposes, and no construction is proposed at this time.

Staff and Professional Comments:

Certain staff and MJE comments were highlighted by Mr. Lippmann, 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:

John Bentz, Gloucester Street, stated he has enjoyed a peaceful back yard and is sad to see a phase I of the Meadow Development and stated he is concerned that a phase II could go at this location. He stated that he saw online that there may be a cul-de-sac going there and feels the trees and animals will be impacted. He asked how the current residents are protected and asked about runoff and setbacks.

Amelia Jackson, 30 Gloucester Street, stated she had 33 homes built behind her street and now it looks like 34 more are going in. She stated she feels there is a lot of home development going on and traffic is increasing but population is decreasing so this is confusing why they are concerned about trees and shrubs but they continue to be cut down. She stated she is worried about the wildlife in the area as well.

Holly Oppenheimer, Gloucester Street, stated her yard faces forever wild land and she gets wildlife on her property from there. She stated she understands how estate planning works but there will be an empty lot that the intent would be to sell and develop. She stated there are deer everywhere now and it will increase as the land is developed. Ms. Oppenheimer stated there will be significant impacts with runoff as she has seen it before and the Board has denied.

Ms. Bitter stated that there is no development proposed here but if the applicant would like to, they would have to come back before the Board to seek Planning Board approval to subdivide the parcel to accommodate future development of the land.

Mr. Ferraro stated this land is currently not designated as forever wild and explained what the term means. He stated that archeological significance does need to be identified.

Ms. Acker stated that some realtors use a proposed development as a marketing tool but this does not mean this is going to happen.

Mr. Martin explained that Town has an Open Space Committee and stated they could help with the concerns of the residents.

Planning Board Review:

Ms. Coons stated the applicant needs a SHPO letter since the Environmental Assessment Form indicates that there are potential historical and archaeological characteristics on the site or contiguous to it. Mr. Jarosz stated he will get a letter.

New Business:

#2026-029 Parsons Moe Road Two Family Home SUP and Site Plan
SBL: 277.7-4-31.2 Applicant proposes construction of a Duplex, 422 Moe RD , Zoned: R1 – Residential Status: Concept

Consultant/Applicant Presentation:

Pat Jarosz stated he is here tonight for a proposed duplex in the R-1 zone with public water and sewer on a vacant lot. Mr. Jarosz stated they are proposing a side load garage and showed the renderings.

Staff and Professional Comments:

Certain staff and MJE comments were highlighted by Mr. Lippmann, 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:

Chris Cuttita stated he is the neighbor next to this property and he has been here for 30 years. Mr. Cuttita stated the home is proposed to be 25’ off the property line and asked if it could be moved over more for privacy. He stated he is not here to fight the application but for the applicant to help with privacy. Larry Boni, applicant stated he only clears the land he needs for the duplexes he builds and is willing to move the dwelling over 20’ from what is shown on the proposal. Mr. Boni stated he has built the duplexes cross from the public library so they can see what he does. Mr. Cuttita stated that the prior owner did do some clearing along the property line because there were dead trees causing damage to his property.

Planning Board Review:

Mr. Martin thanked Mr. Boni for agreeing to move the home further from the property line.

Mr. Ophardt stated that Mr. Boni has built a lot of nice homes in Town so the neighbors can feel free to reach out to him directly as well.

Mr. Ferraro stated the EAF needs to be looked at for wetlands, archeological sites and endangered species because they are checked off. Mr. Jarosz stated that they are auto checked by the state and sometimes the buffers, not the wetlands are on a property but he will look into this. Mr. Ferraro stated they do need clarification.

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 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. Coons, adjournment of the meeting at 11:22 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on October 13, 2026.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

PROFESSIONAL STAFF, TOWN DESIGNATED ENGINEER & ADVISORY COMMITTEE COMMENTS

Review Comments by Permit#

Permit Number: SUP26-000005

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	SUP Review	Scott Reese	08/18/2026	This parcel is located in the Conservation Residential (CR) Zoning District. Per Town Code Â§ 208-16(D)(3)(a)[17]Â Cemetery is permitted by a Special Use Permit (SUP) by the Planning Board.
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	08/28/2026	The applicant should make provisions to ensure access rights for family and visitors for both visitation and maintenance.
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	08/28/2026	Pursuant to a NYS Department of State Guidance Document dated February 26, 2026 issued by the NYS Department of State, which I have included within the project file's document section, page 9 of the document within a Q&A section notes: Q: Does New York allow backyard burials? A: The Division of Cemeteries does not regulate private or family cemeteries. There is no state-wide prohibition of burials on private land, but local governments may prohibit or restrict this. State law also specifies a minimum distance between wells and cemeteries. Landowners cannot charge for the interment of remains on their private property. A funeral director must be present to supervise the interment.
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	08/28/2026	The applicant should provide written documentation to the project record verifying the proposed cemetery to a drinking water well source meets or exceeds the following criteria: The New York State Department of Health's well separation standards specify a minimum setback of 100 feet between a cemetery and a drinking water well. This requirement appears in 10 NYCRR Appendix 5-B, Table 1, "Required Minimum Separation Distances to Protect Water Wells From Contamination," which lists "Cemeteries â□□ 100 feet. Notes for Table 1: Note 1 further states: If groundwater enters the well at less than 50 feet below grade, the

							regulations state that the listed separation distances should be increased by 50% where feasible, which could effectively increase the cemetery-to-well separation to 150 feet. Since this regulation itself lists the separation distance but does not expressly define in Table 1 how the measurement is taken. For our local Special Use Permit review I recommend the setback 100 feet is measured horizontally from the proposed grave site (or burial area) to any existing or proposed drinking water well. The standard applies to drinking water wells and is intended to protect groundwater quality.
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	08/28/2026	Attached for the Planning Board's consideration is an evaluation I have prepared of the proposed family burial plot in relation to the Special Use Permit criteria established under Â§ 208-79 of the Town Code. Planning Staff finds that the proposed use, as presented, generally satisfies the applicable review standards and is not anticipated to result in significant impacts to surrounding properties, public facilities, traffic conditions, or the general health, safety, and welfare of the Town. The findings contained in the attached analysis should be considered in conjunction with the applicant's submitted materials and any conditions of approval deemed appropriate by the Planning Board.
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	08/28/2026	At the County Planning Board meeting on September 17th, it was determined that there is "No significant County-wide or Intercommunity Impact".
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Fire Marshall Plans Review	John DeSimone	08/25/2026	Existing access road will suffice for residential (non-commercial) family cemetery 20' x 20'.
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Fire Marshall Plans Review	John DeSimone	08/25/2026	If the cemetery is to be commercial a site plan with access road rendition will be required

26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Fire Marshall Plans Review	John DeSimone	08/25/2026	Postal number will be required to be posted at roadside to assist emergency responders. Existing postal number for this parcel is 7 Male Drive
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	SEQR Review	John Scavo	08/20/2026	Please see the completed SEQR Part II and Part III forms, including the attached analysis, for the proposed Special Use Permit application. The proposed action appears to be an Unlisted Action under SEQR. Based on the submitted materials and staff review, the Planning Department recommends that the reviewing board issue a Negative Declaration, as the proposed action is not anticipated to result in any significant adverse environmental impacts.
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	SEQR Review	John Scavo	08/20/2026	A referral to the Saratoga Co. Planning Board has been made in accordance with GML Section 239-m. The Town Planning Board will have a response back from the County Planning Board at its September Meeting.
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Postal Verification	John DeSimone	08/25/2026	Existing postal verification for this parcel will remain as assigned. 7 Male Rd Clifton Park, NY 12065
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Postal Verification	John DeSimone	08/25/2026	If applicant subdivides parcel at that time an additional parcel number will be assigned
26-001476	SUP26-000005	#2026-025 7 Male Road - Creation of Family Cemetery SUP	Special Use Permit - Concept	Zoning Plans Review	Scott Reese	09/25/2026	This parcel is located in the Conservation Residential (CR) Zoning District. Per Town Code Â§ 208-16(D)(3)(a)[17]Â Cemetery is permitted by a Special Use Permit (SUP) by the Planning Board.

Review Comments by Permit#

Permit Number: SUP26-000007

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	SUP Review	Scott Reese	09/24/2026	The proposed use is personal care. Personal care services are permitted in the TC2 Zone by special permit as an accessory use, provided that all such establishments are limited to no more than 1,500 square feet of gross floor area or 10% of the total building footprint area, whichever is greater.
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	SUP Review	Scott Reese	09/24/2026	The Planning Board shall determine whether the proposed special use will satisfy the items listed under Town Code Chapter 208-79 E. (1) (a.- k.).
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	09/01/2026	Based on the information contained in the application material the proposed tenant change to Brushed Hair Studio appears to meet the intent of commercial development within the TC2 district and does not appear to create adverse impacts related to: Traffic; Parking; Utilities; Environmental Resources; Neighborhood Compatibility.
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	09/01/2026	The proposed use represents a low-intensity service business occupying an existing commercial space with no exterior modifications or expansion of site development.
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	09/01/2026	If Approval of Special Use Permit Application #2026-031 for Brushed Hair Studio at 56 Clifton Country Road is issued the resolution should note approval is conditioned subject to compliance with all Planning Department, Fire Marshal, Building Department, and applicable New York State Code requirements, including any required ventilation systems for manicure or pedicure operations
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	09/01/2026	Hair salons typically generate: Low truck traffic; Moderate customer turnover; Minimal peak hour impacts.

		Personal Care SUP					
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	09/01/2026	The site is served by adequate public water and sewer services and the 117 parking spaces should be adequate to accommodate the site.
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	Fire Marshall Plans Review	John DeSimone	09/01/2026	If manicure/pedicure station is proposed ventilation system will be required based off 2025 NYS Mechanical Code
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	Fire Marshall Plans Review	John DeSimone	09/01/2026	No additional comments or concerns
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	SEQR Review	John Scavo	09/01/2026	The proposed action consists solely of a tenant occupancy change within an existing commercial plaza and does not involve building expansion, site disturbance, infrastructure improvements, or changes to access and circulation. Existing parking, utilities, and site facilities are adequate to serve the proposed use. Based on the information submitted, the action is not expected to result in any significant adverse environmental impacts and supports the issuance of a Negative Declaration under SEQRA.
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	Postal Verification	John DeSimone	09/01/2026	No postal verification required for this request. Existing postal number will be used for this request.
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	Zoning Plans Review	Scott Reese	09/24/2026	The proposed use is personal care. Personal care services are permitted in the TC2 Zone by special permit as an accessory use, provided that all such establishments are limited to no more than 1,500 square feet of gross floor area or 10% of the total building footprint area, whichever is greater.

26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	Open Space Plans Review	Jennifer Viggiani	09/25/2026	No comments at this time.
26-001372	SUP26-000007	#2026-031 56 Clifton Country Rd. Change of Tenant Personal Care SUP	Special Use Permit - Concept	Stormwater Review	Scott Reese	09/24/2026	There is no proposed physical alternation of the parcel, therefore there are no stormwater concerns.

Review Comments by Permit#

Permit Number: SUB26-000009

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	08/28/2026	Add a note to the subdivision plat documenting the ZBA Area Variance Permit No, granted date, and relief provided relief from the specific zoning requirement. This will address the fact that Lot 1 is proposed at 90,221 sq.ft. rather than the R-3 District requirement of 100,000 sq. ft. and the frontage shown has been granted relief for less than 200' front building line width.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	08/28/2026	Applicant should add a note to the subdivision plan stating that the proposed well and septic shall maintain the minimum separation distances required by the Public Health Department, including a minimum 100-foot separation from all proposed and existing septic systems, leach fields, and other wastewater treatment components located on the subject parcel and adjacent properties,
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	08/28/2026	The subdivision application is subject to Section 239 of General Municipal Law and has been referred to the Saratoga Co. Planning Board for a recommendation.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	08/28/2026	The applicant should confirm if the existing dirt driveway is proposed to be improved for ingress/egress onto Vischer Ferry Road from Lot 1.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	08/28/2026	Add a note to the plan stating that Prior to construction, the applicant shall obtain all required permits from the Saratoga County Department of Public Works for work within the County Highway right-of-way (Vischer Ferry Road). All proposed access improvements, driveway connections, utility work, drainage modifications, and other work within the County right-of-way is subject to review and approval by the Saratoga County Department of Public Works in

							accordance with Section 136 of the New York State Highway Law.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	08/28/2026	Add a note to the plan stating that this parcel is located in an area where aviation activity occurs. Such activity may include, but is not limited to periodic noise, vibration, hours or operation, and other associated activities. A study describing this impact in detail is available for inspection in the offices of the Albany International Airport.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	08/28/2026	Add a note to the plan that states Clifton Park is a Right to Farm Community. Residents should be aware that farmers have the right to undertake farm practices which may generate dust, odor, noise, smoke and vibration associated with farming practices.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	08/28/2026	A parkland fee in the amount of $1,250 per new residential lot, as required by the Town of Clifton Park, shall be paid prior to the stamping of the final subdivision plan. This fee is assessed in accordance with the Town's subdivision regulations and is payable to the Town of Clifton Park.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	08/28/2026	The final subdivision map should display assigned 911 addresses for each lot.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	08/28/2026	Per County Referral Response from 9/17/26, "site distances must be added to the plans."
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Open Space Plans Review	Jennifer Viggiani	09/25/2026	This parcel is across the street from a horse farm and lands enrolled in the Saratoga County Agricultural District #2. The Town of Clifton Park Town Board adopted the Town of Clifton Park Agriculture and Farmland Protection Plan in May 2026.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Open Space Plans Review	Jennifer Viggiani	09/25/2026	Please add a note to the subdivision plan that this parcel is surrounded by a large parcel of public land owned by the Town of Clifton Park, and the proposed new parcel to be created will be immediately adjacent to an intact, wooded natural area that is part of the Town's public

							lands and includes the transfer station activities. This forested area on the Town's land is adjacent to the wooded area on the private property, so just a reminder to ensure that the private property activities acknowledge the Town's public lands boundaries, to ensure no future encroachments on town woodlands. Thank you!
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Open Space Plans Review	Jennifer Viggiani	09/25/2026	The Vischer Ferry Road (county road) has a town-maintained multi-use trail to the north, at the Grooms Road intersection with Vischer Ferry Road. It would be a consideration for the subdivision to include a 10- to 15-foot easement for a future continuation of the trail route.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	09/25/2026	The proposed subdivision received approval from the Zoning Board of Appeals on August 3, 2026, for two area variances: a reduction in the required minimum lot area from 100,000 square feet to 90,221 square feet and a reduction in the required minimum lot width from 200 feet to 155 feet.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Fire Marshall Plans Review	John DeSimone	08/26/2026	If future use is for single family home modifications may be needed to driveway if length exceeds 500 feet in length from road
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Fire Marshall Plans Review	John DeSimone	08/26/2026	No other concerns at this time
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	09/25/2026	No comment
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	SEQR Review	John Scavo	08/28/2026	Attached is a draft SEAF Parts II and III for the Planning Board's consideration.
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Postal Verification	John DeSimone	08/27/2026	Postal verification will be finalized with accessor and Saratoga County Emergency Services upon final approval from planning department.

26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Postal Verification	John DeSimone	08/27/2026	Reference approved postal verification in documents. Assigned postal number will be 207 Vischer Ferry Rd
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Postal Verification	John DeSimone	08/27/2026	Reference approved postal verification in documents. Assigned postal number will be 207 Vischer Ferry Rd
26-001493	SUB26-000009	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Postal Verification	John DeSimone	08/27/2026	Reference approved postal verification in documents. Assigned postal number will be 207 Vischer Ferry Rd

September 23, 2026

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

Re: 203 Vischer Ferry Road
Tax Map ID 263.-1-64.1
CP File: 2026-026
MJ File: 700.444

Dear Mr. Wilklow:

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

- Short Environmental Assessment Form signed and dated, August 17, 2025.
- Survey Map titled "Subdivision of lands of, John A. & Cheryl M. Gagnon" as prepared by Gilbert VanGuilder Land Surveyor, PLLC, 1 sheet in total and dated January 12, 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. If the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:

    a. Town of Clifton Park Planning Board: Plan approval
    b. Saratoga County Planning: GML 239-m County Referral
    c. NYS Historic Preservation Office: Archeological sensitive area

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

2. Part 1.10- The response indicates the applicant does not plan to connect to an existing water supply. The applicant may then be required to provide a method for providing potable water including capacity of wells and water quality assessment.

3. Part1. 11- The applicant indicates that the project will not connect to an existing wastewater utility. The applicant may then be required to describe method for providing wastewater treatment including any onsite treatment systems including level of treatment and capacity of the system.

4. Part 1. 12.b. – The response indicates that the project site is located within or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The applicant should provide a correspondence letter from SHPO to confirm the presence or absence or archeologically sensitive resources.

5. No further comments at this time.

SUBDIVISION

6. The project is located within the Town's Agricultural/Residential 3 District (R-3). The proposal for single family homes is a permitted principal use within the CR District as noted in Section 208-8(B)(2) of the Town's Zoning.

7. In reviewing the proposed lot configuration, the created lots appear to be deficient in regards to meeting the minimum standard requirements outlined in Section 208-11 of the Town's Zoning. The noted deficiencies are as follows:
    a. The minimum land area requirement for a dwelling not served by public water and sewer is 100,000 square feet. Proposed Lot 2 contains 90,221 square feet, which does not meet this requirement. The applicant may either revise the lot configuration to comply with the zoning regulations or apply to the Zoning Board of Appeals for an area variance.

8. The concept subdivision plan shall show all existing and speculative homes, driveways, septic system, and well to ensure adequate space and setbacks are being met.

9. Provide contours to confirm the wells and septic systems meet the setbacks required of Appendix 75-A of the State Sanitary Code. If the septic system is upgradient from a well a 200-foot setback would be required.

10. Provide the building setback lines for each lot shown.

11. The applicant proposes to service the lots with an on-site septic system. The proposed septic system shall be designed by a New York State licensed professional engineer and conform to the requirements of the New York State Department of Health (Section 208-91) for review and approval by the Town Building Department.

12. Subsequent plans shall identify whether a driveway culvert will be required at Vischer Ferry Road to adequately convey roadside drainage.

13. Any new access proposed onto Vischer Ferry Road (County Route 90) is subject to the review, approval and permitting from the Saratoga County Highway Department. Provide notation on the plat to that effect.

14. Provide notation on the plan as follows:
    a. No Utilities shall be installed beneath the proposed driveways.
    b. Any work required within the Town right-of-way shall be subject to any permitting from the Clifton Park Highway Department (driveway, culvert).

15. Prior to approval or filing of the subdivision plat with the Saratoga County Clerk, the appropriate 911 emergency response numbers must be obtained for and assigned to each lot created and placed on the filed plat.

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

The applicant shall provide written responses to all technical comments provided by Town staff and consultants as part of the next submission. Should you have any questions, please do not hesitate to contact me at (518) 371-0799.

Sincerely,

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: SPR26-000027

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	09/23/2026	At the County Planning Board meeting on September 17th, it was determined that there is "No significant County-wide or Intercommunity Impact". The County also stated that at a meeting with all parties involved, " All participants agreed that the approval for clearing and grading for this phase will allow the applicant to continue working on the project site. In addition, considerable progress should be made prior to the next submission in regard to the permitting and construction of the off-site traffic mitigation work."
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	09/23/2026	The applicant has addressed the majority of prior engineering and design comments, and the plans appear technically capable of meeting subdivision, site design, utility, drainage, and stormwater management requirements subject to final agency approvals.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	09/23/2026	The Planning Board, Town Staff and applicant recognize that transportation impacts associated with the development remain a significant consideration and were the focus of discussions involving the Town, Saratoga County Planning Department, the applicant, and project consultants. The Kinns Road improvements were identified as a critical component of the project's approval framework to mitigate traffic impacts identified under the SEQR review for the original Synergy Phase Subdivision and site plan applications.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	09/23/2026	Consistent with discussions between the Town and Saratoga County, no vertical construction should commence until the applicant demonstrates meaningful advancement of the Kinns Road transportation improvements
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	09/23/2026	Prior to stamping final plans shall incorporate all comments and requirements of: o Saratoga County Sewer District No. 1. o Clifton Park Water Authority. o NYSDEC.

		Subdivision and Site Plan					o NYSDOT. o Any other involved or permitting agency.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	Planning Director Plans Review	John Scavo	09/23/2026	The Planning Board recognizes that the traffic mitigation obligations established through the original Synergy Technology Park subdivision approval were intended to address cumulative traffic impacts associated with build-out of the overall project and that subsequent phases of development shall not be construed as relieving the project sponsor of those obligations. Any future determination regarding the timing, necessity, or implementation of the required Kinns Road/NYS Route 9 intersection improvements shall consider the cumulative traffic generated by all development approvals within Synergy Technology Park.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	Zoning Plans Review	Scott Reese	09/25/2026	The zoning comments from 6/8/2026 have been addressed. No further zoning comments at this time.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	Fire Marshall Plans Review	John DeSimone	09/29/2026	Fire access road modifications required (see request in documents)
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	Fire Marshall Plans Review	John DeSimone	09/29/2026	Ensure fire access roads meet requirements of section 503.2 of the 2025 NYSFC
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	Stormwater Review	Scott Reese	09/25/2026	During the meeting at Town Hall it was discussed that the retaining walls were going to be "Redi-Rock", but detail #9 on sheet DT-3 shows Allen Block with geo-grid tiebacks.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase	Site Plan Review -	Stormwater Review	Scott Reese	09/25/2026	Given the approximately 400-foot length and 5% slope of the proposed grass-lined swale draining to the Dwaas Kill (located on

		4 Subdivision and Site Plan	Revised Preliminary				both sides of the access road from station 11+50 to 15+50), the applicant shall demonstrate adequate channel stabilization and non-erosive design velocities in accordance with NYSDEC standards. Appropriate erosion-control measures and outlet protection shall be provided to prevent erosion and sediment transport to the Dwaas Kill.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	Stormwater Review	Scott Reese	09/25/2026	Riprap outlet protection from all drainage pipes shall extend down the slope to a stable discharge point, particularly in areas where fill is proposed downslope. Adequate stabilization shall be provided to prevent erosion, scour, and sediment transport toward the Dwaas Kill.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC recommends that the applicant relocate the topsoil stockpile out of the temporary sediment trap along the northwestern corner of the project site.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC notes that there is insufficient utilization of silt fencing in regard to the parking area and temporary sediment basins.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC notes the challenging topography at the southeast corner of the proposed 30,000-square-foot structure and expresses concern regarding the extent of disturbance necessary to construct the proposed retaining wall. The proposed construction has the potential to affect the stability of the existing slope and the established tree line downslope of the retaining wall. The applicant should demonstrate that the proposed grading and retaining wall can be constructed without adversely affecting slope stability or downslope vegetation.
25-001739	SPR26-000027	#2025-045 Synergy Park Phase 4 Subdivision and Site Plan	Site Plan Review - Revised Preliminary	SEQR Review	John Scavo	09/23/2026	Please find attached for the Planning Board's consideration the following draft documents related to the proposed Synergy Technology Park Phase IV application: â□¢ Draft SEQR Determination and Findings; â□¢ Draft Decision with Conditions; â□¢ Draft Motion for Site Plan Approval; and

							â□¢ Draft Resolution for Subdivision Approval. These draft documents have been prepared for Board review and discussion and are intended to reflect the Board's prior approvals, the existing traffic mitigation framework established through the original Synergy Technology Park approvals, and the environmental review completed to date. Particular attention has been given to ensuring consistency with the traffic mitigation measures and conditions previously established through the original Synergy Technology Park subdivision approval and associated SEQR Findings Statement, including the identified improvements at the Kinns Road/NYS Route 9 intersection. The attached drafts are provided for discussion purposes and may be revised based upon Planning Board deliberations, comments from the Town Designated Engineer, or Town Planning Board Attorney, and any additional information presented by the applicant during the public review process. Please review the attached materials prior to the meeting and be prepared to discuss any proposed modifications or additional conditions the Board may wish to consider.

September 23, 2026

Mr. Yates Scott Lansing, PE
Lansing Engineering
2452 NYS Route 9, Suite 301
Malta, New York 12020

Sent Via Email: ysl@lansingengineering.com

Re: Synergy Phase 4 Subdivision and Site Plan
Tax Map ID 250-2-48
CP File: 2025-045
MJ File: 700.433

Dear Mr. Lansing:

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

- Preliminary Site Plan titled "Synergy Phase IV", (37 Sheets) date September 8, 2026, prepared by Lansing Engineering.
- Stormwater Pollution Prevention Plan as prepared by Lansing Engineering last dated September 1, 2026.
- Comment response letter to Town comments as prepared by Lansing Engineering dated September 9, 2026.
- Email correspondence from Lansing Engineering providing clarification on Planning Board concerns dated August 11, 2026.
- Traffic Mitigation Memo prepared by Lansing Engineering dated August 26, 2027.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. The applicant provided a status update on the proposed improvements to the Kinns Road and Route 9 intersection. Based on the information presented, final completion is not anticipated until 2028. The Planning Board should take this timeline into consideration when evaluating whether the 200,000-square-foot threshold has been reached, particularly in relation to the timing of the required roadway mitigation improvements.

2. The proposed site plan is currently being reviewed in its entirety. However, because the required NYSDOT permit has not yet been issued for the traffic mitigation on Kinns Road, if approved, the applicant will be permitted to proceed with grading activities only at this time. No additional site work shall commence until further notice from the Town.

SITE PLANS/SUBDIVISION

<u>Cover Sheet, CV-1</u>

3. Per Comment 2 from our July 31, 2026 review, sheet Number 33 should read Sheet DT-4

and Sheet Number 34 should read Sheet DT-5.

Subdivision Plat

4. No comments.

Subdivision Plan, SUB-1

5. No comments.

Index Plan, ID-1

6. No comments.

Existing Conditions and Demolition Plan, ECD-1

7. No comments.

Layout & Material Plan, LM-1 through LM-4

8. Per Comment 23 from our June 2, 2026 review, show the location of all points of ingress and egress doors from the building. Applicant has indicated they will be provided as the architectural plans progress.

Utilities and Grading Plan, UG-1 through UG-4

9. All comments from Saratoga County Sewer District No. 1 (SCSD) and Clifton Park Water Authority (CPWA) should be incorporated into the plans. Once correspondence is received from SCSD and CPWA a copy should be provided to the town.

Emergency Vehicle Access Plan, EVA-1

10. This plan should be submitted to the Fire Marshal for review and approval.

Plan & Profile, PP-1

11. Per Comment 39 from our June 2, 2026 review, the force main is labeled however is not shown on the profile.

Spot Grading Plan, SG-1 through SG-4

12. No comments.

Landscaping Plan, LS-1 through LS-4

13. MJ defers to the Planning Board on whether any additional landscaping should be provided.

Lighting Plan, LT-1

14. Per Comment 43 from our June 2, 2026 review, show all the photometric values on the plans.

Erosion and Sediment Control, ESC-1 through ESC-4

15. Per Comment 14 from our July 31, 2026 review, show all existing contours on the plan sheets.

Erosion and Sediment Control Details, DT-1

16. No comments.

Sanitary Sewer Details, DT-2

17. No comments.

Water Detail, DT-3

18. No comments.

Miscellaneous Details, DT-3

19. Per Comment 18 from our July 31, 2026 review, it is noted that this sheet should be DT-4 in the sequencing.

Basin Details, DT-4

20. Per Comment 19 from our July 31, 2026 review, it is noted that this sheet should be DT-5 in the sequencing.

Basin Details, DT-6

21. No comments.

GEOTECHNICAL REPORT

22. No comments.

WATER REPORT

23. This report and the associated plans should be reviewed by the Clifton Park Water Authority, and any comments provided should be incorporated into the final plan set.

SEWER REPORT

24. This report and the associated plans should be reviewed by the Saratoga County Sewer District #1, and any comments provided should be incorporated into the final plan set.

STORMWATER POLLUTION PREVENTION PLAN

25. No comments.

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

Sincerely,

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: SPR26-000025

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000834	SPR26-000025	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Amendment	Planning Director Plans Review	John Scavo	09/15/2026	The proposed reduction from 45% to 25.8% transparency represents an approximate 43% reduction in storefront glazing compared to the previously approved design, thereby moving further away from the Architectural Standards' intended 50% transparency objective.
25-000834	SPR26-000025	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Amendment	Planning Director Plans Review	John Scavo	09/15/2026	A suggested motion to be voted on based on the applicant's request is as follows: Approve the Site Plan Amendment for the Village Plaza II Mixed-Use Building and grant an additional Architectural Standards waiver to permit a reduction in required ground-floor faÃ§ade transparency from the TC-5 standard of 50% to 25.8%, as reflected in the revised architectural elevations and Architectural Standards Compliance Checklist submitted with the amendment application. The modifies the original approval which provided a waiver from 50% to 45%.
25-000834	SPR26-000025	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Amendment	Zoning Plans Review	Scott Reese	09/25/2026	The proposed architectural revisions reduce the ground-floor faÃ§ade transparency from the previously approved 45% to 25.8%. Town Code Â§ 208-25(3)(C) requires required ground-floor shopfront faÃ§ades to provide a minimum of 50% faÃ§ade transparency, and the Shopfront frontage standards of Â§ 208-24(5)(A) similarly establish a minimum ground-floor transparency of 50%. The Planning Board's original approval granted a modification of this standard from 50% to 45%. The applicant is now requesting a further modification from the previously approved 45% to 25.8%. Pursuant to Town Code Â§ 208-21(3), the Planning Board is authorized to modify dimensional standards by supermajority vote, provided the Board makes the required findings under Â§ 208-21(3)(A) through (E). Accordingly, approval of the proposed 25.8% faÃ§ade transparency would constitute a modification of the Planning Board's prior approval and a further

							modification of the applicable 50% faÃ§ade transparency standard.
25-000834	SPR26-000025	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Amendment	Fire Marshall Plans Review	John DeSimone	09/17/2026	No additional concerns or comments
25-000834	SPR26-000025	#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)	Site Plan Review - Amendment	SEQR Review	John Scavo	09/15/2026	I have reviewed the proposed amendment relative to the Planning Board's prior SEQRA determination. The requested modifications are limited to architectural and faÃ§ade design changes, including reduced storefront transparency, material substitutions, and structural modifications associated with value engineering. The amendment does not increase building area, dwelling units, site disturbance, traffic generation, utility demand, parking requirements, or other environmental impact categories previously evaluated by the Board. It is therefore my recommendation that the proposed changes do not create any new or potentially significant adverse environmental impacts and recommends that the Board reaffirm the original Negative Declaration and proceed with review of the Site Plan Amendment without supplemental environmental review.

September 23, 2026

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

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

Dear Mr. Dannible:

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

- Elevations and Massing Renderings (9 Sheets) as prepared by Balzer and Tuck dated July 27, 2026.
- Façade Glazing Calculation (2 Sheets) as prepared by Balzer and Tuck dated July 27, 2026.
- Project Narrative as prepared by Environmental Design Partnership, LLP.
- TC-5 Architectural Review Standards Checklist as prepared by Environmental Design Partnership, LLP.

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

SITE PLANS

1. The building footprint appears to remain unchanged, with revisions limited to architectural elements such as windows, siding, and other exterior materials. This should be confirmed by the applicant. If site changes are proposed a revised site plan should be submitted.

2. As the applicant has noted, several façade requirements have changed due to revisions to the building design. The Planning Board should review these changes and determine whether waivers are appropriate for each applicable requirement.

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

Sincerely,

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: SPR26-000026

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/24/2026	Provide an ITE Trip Generation analysis for the proposed mixed-use development, including the proposed commercial floor area and 24 residential dwelling units. The analysis should identify weekday and peak-hour trip generation, discuss internal capture assumptions, and evaluate impacts on Maxwell Drive, Park Avenue, and adjacent intersections. No traffic generation analysis has been submitted for review.
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/24/2026	The site plan should clearly identify all proposed directional arrows, stop bars, stop signs, pavement markings, loading areas, and internal wayfinding elements intended to direct vehicular circulation within the development. Current plans do not clearly demonstrate internal circulation controls.
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/24/2026	The proposed sewer connection beneath Park Avenue should require installation by directional bore rather than open-cut construction. This approach would minimize disruption to traffic, reduce impacts on existing infrastructure, and limit restoration requirements within the public roadway.
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/24/2026	Provide additional information regarding resident amenity areas, gathering spaces, seating areas, and other pedestrian-oriented features proposed as part of the mixed-use development. The Planning Board may wish to evaluate how these amenities contribute to the intent of the TC-4 District.
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Open Space Plans Review	Jennifer Viggiani	09/25/2026	Comments have previously been provided through the TAC.

24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	09/25/2026	The parcel is located in the Town Center - TC4 Transition Zone. Town Code Chapter 208-22 4. A. lists the limited allowable uses in this zone. The applicant has only stated this as a mixed use, additional details will be warranted to determine parking and other site conditions. A potential drive-thru is being shown on the plans. Banks are the only permitted use in this zone to have a drive-thru.
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	09/25/2026	The applicant has provided a comparable list of the applicable Form dimensions and proposed Form dimensions. The Planning Board has the authority to modify dimensional standards Per Town Code Chapter 208-21 (3.)
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	09/25/2026	This project's property lines extend into the center of the private roadway and adjacent to the edge of pavement of Maxwell Drive. The minimum setback requirements may need some flexibility to provide enough setback from vehicular traffic.
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	09/17/2026	Knox box for businesses will be required
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	09/17/2026	EMS key box will be required for apartments per Town Code.
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	09/17/2026	New Hydrant will have to be installed with storz connection. Hydrant location should be on parcel neighboring parcels
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	09/24/2026	See MJ Engineering comment letter dated September 23, 2026 Stormwater Pollution Prevention Plan comments.
24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC has no further comments.

24-001841	SPR26-000026	#2024-049 7 Maxwell Drive Commercial Building w/drive-thru	Site Plan Review - Preliminary	Postal Verification	John DeSimone	09/17/2026	Use existing postal number 7. (Additional suite and apartment numbers will be required)

September 23, 2026

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

Sent via email: gvuillaume@edpllp.com

Re: 7 Maxwell Drive Commercial Building w/drive thru Site Plan
Tax Map ID 271.-3-74.222
CP File: 2024-049
MJ File: 700.406

Dear Mr. Dannible:

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

- Elevations & Massing Renderings as prepared by Balzer & Tuck dated July 24, 2026.
- Revised Massing Percent Calculations as prepared by Balzer & Tuck, undated.
- Project Narrative, undated
- Architectural Standard Checklist, undated.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. Part 1. 12.b. – The response indicates that the project site is located within or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The applicant should provide a correspondence letter from SHPO to confirm the presence or absence or archeologically sensitive resources.

SITE PLANS

General

2. The applicant shall provide the Town documentation of the CPWA's ability and willingness to service the project with potable water.

3. The applicant shall provide the Town documentation indicating the Town's Sewer District and SCSD's ability and willingness to provide additional sewer service to the project.

4. Future plans shall incorporate appropriate illumination plan showing footcandle values.

5. The Planning Board should note the proposed uses allowed with a drive-thru.

Cover Sheet – Sheet 1 of 10

6. The Sheet List Table does not include Sheet 7, revise accordingly.

7. Provide the proposed height of the building.

Existing Conditions – Sheet 2 of 10

8. No comments.

Site Plan – Sheet 3 of 10

9. Provide MUTCD and wayfinding signage to make vehicular traffic to enter the second driveway and providing appropriate Stop and Do not Enter signs.

10. Show proposed retaining wall on the plan.

11. The following comments are relative to the site plan and its conformance to the NYS Fire Code (NYSFC). The Town Fire Official shall have final authority on the applicability of these comments to the proposed site layout:

    a. If the proposed building is to be provided with an automatic sprinkler, show the location of the fire department connection to ensure they are reasonably accessible.
    b. Section 507.5.1.1 of the NYSFC requires a fire hydrant to be located within 100-feet of the building's fire department connection. It is not clear from the plans where the closes hydrant to the site is or where the fire department connection may be. Additional hydrants may be necessary.
    c. Show or note the location of any required Knox Box associated with the building.
    d. Identify the actual height of the buildings. If greater than 30-feet, pursuant to Section D105.1 of the Fire Code of New York State (FCNYS), an approved fire apparatus access shall be provided unless the noted exceptions exist. If the west side of the building is the designated aerial apparatus access, it does not meet the requirements of Section D105.2 and D105.3 of the FCNYS. The aerial apparatus access must extend the full length of one side of the building and be between 15 and 30-feet from the building. Due to the jogs in the building face, it does not appear that the full length of the aerial apparatus access will be within the 15 and 30-feet of one full length side of the building. The applicant is free to discuss this code requirement further with the Town and/or NYS Department of State, Division of Building Standards and Codes.
    e. Provide a turning template analysis for the largest emergency vehicle that may respond to an event at the site.

Grading & Utility Plan – Sheet 4 of 10

2. Show how roof drainage is being captured and routed to the on-site stormwater system.

3. Applicant has indicated they are still finalizing the routing of the proposed sanitary sewer. Once the plans are finalized a copy should be provided to the Town and SCSD #1 for review.

4. It is recommended that the force main be installed by directional drilling beneath Park Avenue to minimize disturbance within the roadway. This approach would reduce potential traffic disruptions.

5. It appears that a retaining wall is proposed along the northeast side of the building. Please provide a detailed section and construction detail for the proposed retaining wall so that the materials, dimensions, and overall design can be better understood.

Planting Plan – Sheet 5 of 10

6. The Planning Board may consider additional plantings around the dumpster enclosure. The proposed enclosure detail indicates vinyl coated chain link fence with privacy strips.

Erosion & Sediment Control Plan – Sheet 6 of 10

7. It is recommended limiting site access to a single construction entrance and exit. While the construction schedule is not known at this time, the proximity of the proposed project to Shenendehowa Elementary School may create conflicts with parent drop-off and pick-up traffic. Consolidating construction access to one location could help minimize potential traffic and safety concerns.

Site Details – Sheet 8 of 10

8. No comments.

Site Details – Sheet 9 of 10

9. The Planning Board may consider alternative materials for the dumpster enclosure due to its proposed location.

10. The permeable pavers detail references porous asphalt, please confirm what is being proposed as each design section requirements are different per the NYSSWDM Section 5.3.9.

Site Details – Sheet 10 of 10

11. Provide the flow rate information for the Cascade Separator detail.

STORMWATER POLLUTION PREVENTION PLAN

12. Section II.G, Endangered Species, states that correspondence from the U.S. Fish and Wildlife Service (USFWS) is included in Section 6 however, the referenced documentation could not be located.

13. Section II.H, Historical Places, states that correspondence from the New York State Historic Preservation Office (OPRHP) is included in Section 6 however, the referenced documentation could not be located.

14. Section II.I, mentions infiltration basin, please confirm this is relevant.

15. Remove any forms from the General Permit that are not applicable to the project, i.e. NYC SWPPP Acceptance and MS4 No Jurisdiction Form.

16. In Section 6 – Stormwater Management Narrative, Section 2.1 should discuss in-situ testing of soils to confirm feasibility of the proposed porous pavement per Appendix D of the NYSSWDM.

17. Provide the water quality (WQv) calculation and confirm the 100% and 75% values.

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

Sincerely,

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: SUP26-000008

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	SUP Review	Scott Reese	09/25/2026	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	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	SUP Review	Scott Reese	09/25/2026	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	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	09/24/2026	The 8 conex boxes have been moved to the center of the site to provide better screening from any one public ROW adjacent to certain property boundaries.
26-001288	SUP26-000008	#2026-022 Bass Pro Shops	Special Use Permit -	Planning Director	John Scavo	09/24/2026	Based on the revised submission, the applicant has made meaningful progress addressing prior Planning Board

		Gravel Storage Area Expansion Site Plan& SUP	Revised Preliminary	Plans Review			comments through the addition of evergreen screening, tree preservation measures, employee parking identification, and pedestrian improvements. However, the visibility, scale, and design treatment of the proposed storage containers, along with the requested setback reduction, remain planning issues that warrant further Planning Board discussion before any action is considered.
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	Open Space Plans Review	Jennifer Viggiani	09/25/2026	It appears that a 5-foot concrete sidewalk will be included in the site plan, and connect to the existing Stewart's Shops driveway, as requested, as part of this project. This will help with connectivity to Sitterly Road sidewalks.
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	Zoning Plans Review	Scott Reese	09/25/2026	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. 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	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	Zoning Plans Review	Scott Reese	09/25/2026	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. The applicant is proposing to add 25 additional trees. However, the Planting

							Plan (LS-2) labels the quantity of 20 Back Hill Spruce trees when the plans show 25 additional trees.
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	Fire Marshall Plans Review	John DeSimone	09/11/2026	New accessibility and storage rendition is approved.
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	Fire Marshall Plans Review	John DeSimone	09/11/2026	Business will need to follow this plan at all times.
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	Stormwater Review	Scott Reese	09/25/2026	See MJ Engineering comment letter dated September 23, 2026 Hydrology Report comments 23-26.
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC notes that there are existing trees to remain that have been removed. The ECC recommends that the applicant propose additional 3" caliper of native variety trees to be planted along Clifton Park Center Road.
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC reiterates that 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.
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo	09/21/2026	Based upon the application materials, site plan revisions, supporting stormwater documentation, and the nature of the proposed action, it is my opinion that the project constitutes a modification and expansion of an existing commercial facility, does not involve the creation of a new commercial use or substantial intensification of land use, is being undertaken within an existing developed commercial setting, includes mitigation measures addressing stormwater management and visual screening, and will not result in any significant adverse environmental impacts identified through the site plan review process. Therefore, it is recommended that the Planning Board adopt a Negative Declaration under SEQR, finding that the proposed Gravel Storage Area Expansion will not result in any significant adverse environmental impacts and that the preparation of an Environmental Impact Statement is not warranted.
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion Site Plan& SUP	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo	09/21/2026	Suggested Motion: Based upon the information contained in the application materials, Short Environmental Assessment Form, engineering reports, and Planning Board review, the Planning Board finds that the proposed Bass Pro Shops Gravel Storage Area Expansion constitutes an Unlisted Action and will not result in any significant adverse environmental impacts. The Planning Board therefore adopts a Negative Declaration pursuant to SEQR. (A draft SEAF Part II & III is attached).
26-001288	SUP26-000008	#2026-022 Bass Pro Shops Gravel Storage Area Expansion	Special Use Permit - Revised Preliminary	Postal Verification	John DeSimone	09/11/2026	No additional comments

		Site Plan& SUP					

September 23, 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 (11 sheets) prepared by Contineo Group dated September 8, 2026.
- Hydrology and SWPPP Report prepared by Contineo Group dated July 15, 2026.
- Comment Response Letter prepared by Contineo Group dated August 18, 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

Sheet C100 – Cover

2. No comments.

Sheet C200

3. The updated application also includes 15 associate parking spaces.

4. Provide note on plans to coordinate sidewalk location along Clifton Park Center Road with the Sitterly / Clifton Park Center intersection project.

5. The applicant should confirm whether any fencing is being proposed around the storage area in addition to the landscape boulders.

Sheet C300 – Grading/Drainage

6. No comments.

Sheet C400 – Initial Erosion Plan

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

8. 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

9. No comments.

Sheet C501 – Erosion Details

10. No comments.

Sheet LS-1 – Tree Canopy Plan

11. No comments.

Sheet LS-2 – Planting Plan

12. The landscape plan identifies three trees as "Existing Tree to Remain." Based on site observations, these trees appear to have been removed during construction.

13. If removed, the loss of these mature trees substantially reduces the vegetative buffer between the site and the adjacent public right-of-way.

14. A plant schedule should include botanical name (genus, species, and variety/cultivar), plant size, and spacing.

15. Additional plant information is needed to evaluate the proposed landscape screen and its anticipated effectiveness.

16. Consider alternative canopy tree species as American elm remains susceptible to Dutch elm disease with more predictable long-term performance, including:
    a. Honey Locust (Gleditsia triacanthos var. 'Shademaster'), 3-inch minimum caliper, and 12-foot minimum height.
    b. American Basswood (Tilia americana 'McKSentry'), 3-inch minimum caliper, and 12-foot minimum height.

17. The proposed Prague Viburnum (Viburnum × pragense), specified as 7-gallon containers with an approximate height of 30 inches, may not provide adequate screening in the near term.

18. Increase species diversity within the hedge to improve long-term resilience and reduce susceptibility to pests, disease, and winter damage.

19. Consider interplanting additional species, including:
    a. Emerald Green Arborvitae (Thuja occidentalis 'Emerald Green'), 6-foot minimum height.
    b. American Cranberrybush Viburnum (Viburnum trilobum var. americanum), 3-foot minimum height.
    c. Alternate species throughout the hedge rather than relying primarily on a single species in a row.

20. Consider a second staggered row of shrubs in locations where space permits, particularly in highly visible portions of the site.

Photometric Plan

21. 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.

22. Show all footcandles up to 0.0.

HYDROLOGY REPORT

23. Date on front cover (still indicated July 15, 2026) should be revised per latest submission date for easier tracking.

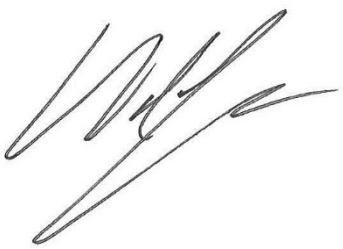
24. Pursuant to Section 3.5 of the New York State Stormwater Management Design Manual (NYSSMDM), the proposed stormwater practices need to have a conspicuous and legible sign posted. The plans need to provide the standard sign with the applicable language as well as the location to be installed.

25. The SWPPP makes no mention of soil restoration. Pursuant to Section 5.1.6 of the NYSSMDM, soil restoration is a required practice applied across areas of a development site where soils have been disturbed and will be vegetated in order to recover the original properties and porosity of the soil. The required soil restoration is a function of the underlying soils where the disturbance is to occur pursuant to Table 5.2 found in Section 5.1.6 of the NYSSMDM.

26. The infiltration basin needs to include means to operate during wintertime conditions. This may include the installation of a series of drywells that penetrate the upper frost layers of the soil, which would permit infiltration even in cold/freezing weather.

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

Sincerely,



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: SPR26-000024

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/21/2026	Provide a zoning compliance table demonstrating conformance with all applicable TC-2 District requirements.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/21/2026	Provide an operational narrative including occupancy, services, events and hours of operation.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/21/2026	The parking calculations provided should reference the applicable Town Code Section to allow for the Planning Board to verify compliance with (Table 7.1 within Section 208-26 of the Town Code).
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/21/2026	As plans advance provide a complete lighting plan including photometrics.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/21/2026	As plans advance expand upon the architectural elevations by providing exterior material details of type and percentages.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/21/2026	Address if there will be any rooftop and ground-mounted mechanical equipment that may need to be considered for additional visual screening.

26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/21/2026	As plans progress the applicant should provide confirmation of utility capacity and required approvals for the Clifton Park Water Authority and Saratoga Co. Sewer District.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/21/2026	Clarify total limits of disturbance and SWPPP/SPDES requirements.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/21/2026	Future site plan submissions should incorporate measures to ensure that all vehicle parking associated with the use is accommodated on-site and that parking does not occur within the Moe Road public right-of-way, along the existing multi-use path, or in any manner that impedes pedestrian or bicycle circulation. The applicant shall identify any signage, pavement markings, management practices, or physical design features proposed to discourage overflow parking in these areas.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/21/2026	Future site plan submissions shall identify the location of refuse and recycling facilities and demonstrate that such facilities are adequately sized to serve the proposed use. Refuse and recycling containers shall be screened from public view and located so as to avoid adverse visual, operational, or nuisance impacts on adjacent properties and the public right-of-way.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Open Space Plans Review	Jennifer Viggiani	09/25/2026	Due to the location of the actively used, Moe Road Multi-Use Trail along the entire frontage of the property, would respectfully consider no additional second driveway cut/access, and to preferably, focus on improving one ingress/egress point.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	09/25/2026	The parcel is located in the Town Center Edge Zone (TC2). Per Town Code Chapter 208-22 4. Religious facilities are a permitted use in the TC2.

26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	09/25/2026	Per Town Code Chapter 208-22.1 Zone Overviews TC2 A. The build-to-zone front is 10' min, 15' max. Per Town Code Chapter 208-22.1 Zone Overviews TC2 B. The parking location minimum front setback is 35' min. Per Town Code Chapter 208-21 3. the Planning Board is therefore authorized to modify the dimensional standards set forth to the extent necessary and appropriate to accommodate existing limitations with a super-majority vote (majority plus one), provided all of the following findings are made by the Planning Board in rendering it's decision that such modifications per 208-21 3. (A.- E.).
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	09/17/2026	Fire lane needs to be established see fire lane document page 2
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	09/17/2026	Additional no parking fire lane signage will be required around island to ensure overcrowding never impedes emergency vehicles
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	09/17/2026	Knox box will be required
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	09/17/2026	Will building be equipped with fire sprinklers? If so, hydrant will need to be installed within 100 feet of fdc connection
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	09/25/2026	See MJ Engineering comment letter dated September 23, 2026 Site Plan Note #21.

26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC recommends that the applicant propose additional plantings to screen along the existing fencing along Moe Road. The plantings shall be native species and mix of evergreen (6' ht) and deciduous shrubs in addition to the proposed Burr Oaks.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC notes that the proposed plan shows a significant increase in impervious surfaces that will result in changes to the drainage of this property that may impact adjacent properties. The applicant shall provide a drainage analysis and plans to show that there will not be additional drainage impacts.
26-001560	SPR26-000024	#2026-030 495 Moe Rd Chabad Jewish Center Site Plan	Site Plan Review - Preliminary	SEQR Review	John Scavo	09/21/2026	At the conceptual review stage, Planning Staff recommends that the Planning Board defer any final SEQR determination until more detailed site plan, engineering, architectural, operational, landscaping, lighting, and utility information is submitted. The project appears capable of being designed in a manner that avoids significant adverse environmental impacts; however, additional information is warranted to adequately evaluate parking demand, circulation, site operations, drainage, visual impacts, and overall compatibility with the surrounding Moe Road corridor prior to making a SEQR determination.

September 23, 2026

Mr. Daniel Kaufman, PE
Cobble Court Engineering
39 Oakwood Boulevard
Clifton Park, New York 12065

Re: 495 Moe Road Chabad Jewish Center Site Plan
Tax Map ID 271.-3-37
CP File: 2026-030
MJ File: 700.456

Dear Mr. Kaufman:

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

- Short Environmental Assessment Form dated September 10, 2026.
- Town of Clifton Park Application for Site Plan Review prepared by Daniel Kaufman, PE.
- Conceptual Site Plan Map titled "Chabad Jewish Center" as prepared by Daniel Kaufman, PE, 9 sheets in total, and dated August 26, 2026.
-

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. If the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:

    a. Town of Clifton Park Planning Board: Plan approval
    b. Saratoga County Planning: GML 239-m County Referral
    c. Clifton Park Water Authority: Water Connection
    d. Saratoga County Sewer District #1: SCSD Connection
    e. New York State Department of Environmental Conservation: Stormwater Discharge and Notice of Intent
    f. U.S. Fish & Wildlife Service: Species of plant or animal listed as rare or as a species of special concern

2. Part 1. 3: The response indicates the total area of disturbance for the project will be 0.65 acres. Therefore, the scope of work is not subject to GP-0-25-001 and the NYSDEC Design Manual. Notwithstanding, the project does propose stormwater system improvements and may alter local drainage patterns. As such, a drainage analysis shall be provided to demonstrate that there will be no increase in runoff under the proposed developed conditions of the site. The drainage analysis will substantiate a response to Part I.17 of the SEAF.

3. Part 1. 10: The response indicates the applicant plans to connect to an existing water supply. The applicant is then required to provide written proof of the willingness and ability to meet the water demand. The applicant should provide a correspondence letter from SCSD Connection.

4. Part 1. 11: The applicant indicates that the project will connect to an existing wastewater utility and may be required to provide in writing the ability and willingness of the utility provider to treat the additional wastewater. The applicant should provide a letter of correspondence from Clifton Park Water Authority.

5. Part 1. 12.b. – According to the EAF Mapper, the project site is located within or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The response should be corrected, and the applicant should provide a correspondence letter from SHPO to confirm the presence or absence of archeologically sensitive resources.

6. Part 1. 13.a. – The response indicates that wetlands or other waterbodies regulated by federal, state or local agencies adjoin or are contained within the project site (per the EAF Summary Report). The applicant should provide documentation that confirms the presence or absence of federally or state regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.

7. Part 1. 15 – According to the EAF Mapper the project site contains species of plant or animal listed by NYS as rare or as a species of special concern, including the Frosted Elfin and the Karner Blue. The response should be corrected on the applicants SEAF and resigned and dated to reflect presence of the listed state or federal threatened or endangered species. The applicant may be required to provide correspondence from U.S. Fish & Wildlife Service (USFWS).

SITE PLANS

General

8. The project is located within the Town's Town Center District – Edge Zone (TC2). The proposed religious use appears to be a permitted use within the district.

9. In reviewing the proposed site plan, it appears to be deficient in regards to meeting the minimum bulk lot requirements outlined in Section 208-22.1 of the Town's Zoning. The potential lot deficiencies identified are as follows:

    a. Section 208-22.1 requires a 10 feet minimum and 15 feet maximum front setback line.

    The complete Town Center checklist should be reviewed and completed by the applicant.

10. Provide an existing condition plan to better understand the improvements proposed.

11. Provide a grading plan to show proposed grades, ADA compliance spaces/walkways and drainage pattern.

12. The applicant should confirm the number of parking spaces that are required to be provided under

Section 208-26 Table 7.1 of 1 space for every 4 seats.

13. Show the location of any proposed refuse collection on site.

14. Provide a narrative describing the proposed site operations, including the nature of the use, hours of operation, anticipated staffing levels, visitor activity, deliveries, and any other operational elements relevant to the site's function.

Sheet SP01 – Site Plan

15. The applicant should provide a written justification outlining the operational need for the two curb cuts and how each will be utilized on the property. It is recommended that a single ingress/egress be provided.

16. The plans should provide some sort of barrier between the existing house and gravel parking area and the walkway to the new building.

17. The accessible route from the parking lot to the building should be a direct route to the building and provide a smooth, firm surface. Provide the accessible route for the accessible aisle to the building. Also, provide details for the paver walkway.

18. The submitted information indicates the project is proposing to connect to an existing water main(s) within proximity to the parcel. These mains are owned and operated by the Clifton Park Water Authority (CPWA). It is recommended that the Town be furnished with documentation that the CPWA is willing and capable of providing potable water to the project.

19. The submitted information indicates the project is proposing to connect to an existing sewer main(s) within close proximity to the parcel. These mains are owned and operated by the Saratoga County Sewer District No. 1 (SCSD). It is recommended that the Town be furnished with documentation that the SCSD is willing and capable of providing sanitary sewer service to the project.

20. The proposed kitchen use may require the installation of an oil/water separator. As plans are further developed, the separator and all related infrastructure shall be clearly identified on the construction drawings. Any technical comments provided by SCSD should be incorporated into subsequent plans.

21. The current plan proposes a new building and parking expansion with an anticipated area of disturbance of less than 1-acre. Therefore, the scope of work is not subject to GP-0-25-001 and the NYSDEC Design Manual. As such, a drainage analysis shall be provided to demonstrate that there will be no increase in runoff under the proposed developed conditions of the site. Should stormwater management facilities be required to mitigate increases in site runoff, subsequent plans submission shall show their location along with supporting construction details.

22. The plan notes indicate that freestanding light poles are proposed as part of the project. Please label all proposed light poles on the plans and provide a photometric plan demonstrating the

anticipated lighting levels across the site.

23. The following comments are relative to the site plan and its conformance to the NYS Fire Code (NYSFC). The Town Fire Official shall have final authority on the applicability of these comments to the proposed site layout:

    a. If the proposed building is to be provided with an automatic sprinkler, show the location of the fire department connection to ensure they are reasonably accessible.
    b. Show or note the location of any required Knox Box associated with the building.
    c. The fire apparatus access road on the concept plan appears greater than 150 feet in length so a turn-around will be required to meet Section 503.2.5 of the IFC. Indicate the fire apparatus access on the plans and the dimensions for compliance. This should be reviewed by the Fire Marshal.

Sheet D01 – Site Details

24. Show the proposed locations of any curb ramps. Provides details that are more legible.

25. Show the location of the bike rack on the plans.

Sheet D02 – Site Details

26. Show the locations of the proposed curbing.

Sheet LC01 – Landscaping Details

27. No comments.

Sheet SEC01 – Soil Erosion Control Notes & Details

28. Show the location of each proposed measure on the plans.

Sheet SEC02 – Soil Erosion Control Notes & Details

29. Show the location of each proposed measure on the plans.

Sheet R01 - Front Rendering

30. Subsequent submissions should include architectural renderings of the building along with identification of materials of construction.

Sheet R02 – Floor Plan

31. Show all doors on the site plan and any necessary pads or sidewalks for each.

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

Sincerely,

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: SUB26-000010

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001494	SUB26-000010	#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision (Fredrick)	Subdivision - Concept	Planning Director Plans Review	John Scavo	08/31/2026	The proposed subdivision at 722 Clifton Park Center Road is located within 500 feet of the Saratoga County Consolidated Agricultural District. In accordance with New York State General Municipal Law Â§239-m and applicable referral requirements, the application has been referred to the Saratoga County Planning Board for review and recommendation.
26-001494	SUB26-000010	#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision (Fredrick)	Subdivision - Concept	Planning Director Plans Review	John Scavo	08/31/2026	The Board should note in any future decision for approval that this application is limited to a 2 lot subdivision and does not constitute approval of future development on Lot 2B. Any future proposal for additional residential dwellings, further subdivision, or land development improvements on Lot 2B will require separate Town review and approval. As part of that future review, the applicant should be prepared to demonstrate compliance with R-1 zoning standards, the Vischer Ferry GEIS Findings Statement, provide building envelopes, identify environmental constraints, and address access and infrastructure requirements.
26-001494	SUB26-000010	#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision (Fredrick)	Subdivision - Concept	Planning Director Plans Review	John Scavo	08/31/2026	Lot 2A contains an existing dwelling and does not support additional primary residential structures under the current R-1 zoning regulations.
26-001494	SUB26-000010	#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision (Fredrick)	Subdivision - Concept	Planning Director Plans Review	John Scavo	08/31/2026	The EAF identifies potential historic and archaeological resources associated with the project site. If SHPO review has not been completed, the Board should consider requiring SHPO concurrence prior to any future soil disturbance. This issue is particularly relevant to Lot 2B, where future residential development may be proposed. Any future application involving additional dwelling units, site improvements, or land disturbance on Lot 2B should be subject to separate Town review and approval to ensure potential archaeological, historic,

							environmental, and zoning considerations are appropriately evaluated.
26-001494	SUB26-000010	#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision (Fredrick)	Subdivision - Concept	Planning Director Plans Review	John Scavo	08/31/2026	At the County Planning Board meeting on September 17th, it was determined that there is "No significant County-wide or Intercommunity Impact".
26-001494	SUB26-000010	#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision (Fredrick)	Subdivision - Concept	Open Space Plans Review	Jennifer Viggiani	09/25/2026	Tax parcel 270.-2-61.111, the subject parcel, is within 500 feet of parcels enrolled in the Saratoga County Agricultural District #2. The Ag District Form needs to be revised and resubmitted with the Ag District Map, with a closer analysis of adjacent agricultural activities. The Town of Clifton Park adopted a Town of Clifton Park Agriculture and Farmland Protection Plan in May 2026.
26-001494	SUB26-000010	#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision (Fredrick)	Subdivision - Concept	Zoning Plans Review	Scott Reese	09/25/2026	The proposed two-lot subdivision is located within the Residential 1 (R-1) Zoning District. As proposed, the subdivision would separate the existing barn from the principal residential use with which it is currently associated, resulting in the barn being located on a separate parcel. The applicant shall identify the proposed principal use of the resulting barn parcel and demonstrate compliance with the applicable requirements of the R-1 District. Agriculture and horticulture, including the storage, processing and sale of farm products, are permitted uses within the R-1 District.
26-001494	SUB26-000010	#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision (Fredrick)	Subdivision - Concept	Zoning Plans Review	Scott Reese	09/25/2026	The existing barn predates the Town's adoption of zoning regulations in 1967. Considering the road right-of-way as the front property line, the existing setback condition appears to qualify as a lawful preexisting nonconforming condition pursuant to Â§ 208-97. As part of the subdivision review, it would also be helpful for the applicant to clarify the property owner's long-term plans for the existing barn, including its anticipated use and whether any maintenance or improvements to the structure are contemplated.
26-001494	SUB26-000010	#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision (Fredrick)	Subdivision - Concept	Fire Marshall Plans Review	John DeSimone	09/04/2026	if lot vacant lot has potential for residential development, driveways may need additional requirements if length exceeds 500 feet.

26-001494	SUB26-000010	#2026-027 722 Clifton Park Center Rd 2 Lot Subdivision (Fredrick)	Subdivision - Concept	SEQR Review	John Scavo	09/01/2026	See EAF comment regarding historic and archeological resources offered in my Planning Director review comments offered on the subdivision plan.

September 23, 2026

Mr. Vincent Ausfield, PLS
Ausfield & Waldruff Land Surveyors LLP
323 Clinton Street
Schenectady, New York 120305

Re: 722 Clifton Park Center Road
Tax Map ID 270.-2-61.111
CP File: 2026-027
MJ File: 700.445

Dear Mr. Ausfield:

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

- Short Environmental Assessment Form signed and dated, August 18, 2026.
- Survey Map titled "Subdivision Map of the Lands of Normal Fredrick, Bonnie Fredrick & Elaine Fredrick " as prepared by Ausfeld & Waldruff Land Surveyors, LLP, 1 sheet in total and dated October 27, 2022.
- Town of Clifton Park Applicant Ethics Disclosure signed by Norman Fredrick and dated June 30, 2026.
- Town of Clifton Park Applicant Ethics Disclosure signed by Elaine Fredrick and dated June 30, 2026.
- Town of Clifton Park Applicant Ethics Disclosure signed by Bonnie Fredrick and dated June 1, 2026.
- Town of Clifton Park Owner Authorization for Site Plan/Subdivision/Change of Use Review signed and dated July 20, 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. If the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:

    a. Town of Clifton Park Planning Board: Plan approval
    b. Saratoga County Planning: GML 239-m County Referral
    c. NYS Historic Preservation Office: Archeological sensitive area
    d. NYS Office of Parks, Recreation and Historic Preservation: National or State Register of Historic Places area

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

2. Part 1.10- The response indicates the applicant does not plan to connect to an existing water supply. The applicant may then be required to provide a method for providing potable water including capacity of wells and water quality assessment.

3. Part1.11- The applicant indicates that the project will not connect to an existing wastewater utility. The applicant may then be required to describe method for providing wastewater treatment including any onsite treatment systems including level of treatment and capacity of the system.

4. Part 1. 12.a. – The response indicates that the project site contains or is substantially contiguous to, a building, archeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation (OPRHP)to be eligible for listing on the State Register of Historic Places. The applicant should provide a correspondence letter from OPRHP to confirm the eligibility or ineligibility to be listed on the State Register of Historic Places.

5. Part 1.12.b. – The response indicates that the project site is located within or adjacent to an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory. The applicant should provide a correspondence letter from SHPO to confirm the presence or absence or archeologically sensitive resources.

6. Part 1.13.a. - The response indicates that wetlands or other waterbodies regulated by federal, state, or local agencies adjoin or are contained within the project site (per the EAF Summary Report). The applicant should provide documentation that confirms the presence or absence of federally or state regulated wetlands adjacent to the project site. Should this change as the project design progresses, additional approvals and permits may be required.

7. No further comments at this time.

SUBDIVISION

8. The project is located within the Town's Residential District (R-1). The applicant has not identified a proposed use as part of this application. Further discussion is warranted to determine the intended future use of the property and to assess whether the proposed plans are consistent with the requirements of the district.

9. Confirm the tax map ID number for the parcel. The drawing indicates 270.-2-61.1, however the Saratoga County GIS Website shows 270.-2-61.11.

10. The plat shall include contour lines at five-foot intervals to United States Geological Survey (USGS) datum pursuant to Section 179-8 of the Town Subdivision Law.

11. Provide the building setback lines for each lot shown.

12. Prior to approval or filing of the subdivision plat with the Saratoga County Clerk, the appropriate 911 emergency response numbers must be obtained for and assigned to each lot created and placed on the filed plat.

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

The applicant shall provide written responses to all technical comments provided by Town staff and consultants as part of the next submission. Should you have any questions, please do not hesitate to contact me at (518) 371-0799.

Sincerely,

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: SUP26-000006

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	SUP Review	Scott Reese	09/25/2026	This Special Use is permitted per Town Code 208-10 B. (10)(a)[7] identifies a Dwelling, two-family and/or semidetached as a special use pursuant to chapter 208-79. The proposed land areas meet or exceeds the minimum area requirement.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	SUP Review	Scott Reese	09/25/2026	The Planning Board shall determine whether the proposed special use will satisfy the items listed under Town Code Chapter 208-79 E. (1) (a.- k.).
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	09/01/2026	In Clifton Park's R-1 District, two-family dwellings require a Special Use Permit rather than being permitted as-of-right. The critical Planning Board questions for evaluation is whether the duplex is compatible with surrounding development and whether it satisfies the SUP standards under Chapter 208 Section 79-E-1-a-k.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	09/01/2026	To adequately address neighborhood-character concerns, information is typically provided during the application review process to address: Residential architectural appearance; Landscaping (including limits of grading and site disturbance); Building scale consistency; and providing Side-loading garages where feasible.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	09/01/2026	Include architectural elevations with a future submittal.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	09/01/2026	Prior to construction of the new dwelling units the property owner shall contact the Town Highway Superintendent to determine if a driveway culvert pipe and drainage ditch within the Town's Right-of-Way will be required. If required, the property owner shall coordinate such installation with the Town's Highway Department.

26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Planning Director Plans Review	John Scavo	09/01/2026	A highway curb cut permit is required to be obtained prior to the issuance of a building permit.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Open Space Plans Review	Jennifer Viggiani	09/25/2026	The proposed project is across the street from the Moe Road Multi-Use Trail.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Fire Marshall Plans Review	John DeSimone	08/31/2026	Ensure engineer follows all fire separation requirements for two family residential homes based off the 2025 NYS Residential Code.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Fire Marshall Plans Review	John DeSimone	08/31/2026	If approved, site will need to follow assigned postal verification in documents.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Stormwater Review	Scott Reese	09/24/2026	Disturbances shall remain under one acre. If the applicant is planning to disturb more than 1 acre a Full SWPPP will need to be developed per NYSDEC General Permit GP-0-25-001.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	SEQR Review	John Scavo	09/01/2026	The special use permit application appears to fall within the guidelines for an Unlisted Action pursuant to SEQRA.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Postal Verification	John DeSimone	08/31/2026	Follow approved postal verification in documents
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Postal Verification	John DeSimone	08/31/2026	Postal verification will be confirmed with Saratoga County Emergency Services and Town Accessor upon final approval from planning board.
26-001580	SUP26-000006	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Concept	Zoning Plans Review	Scott Reese	09/25/2026	The applicant shall comply with the current applicable building setback requirements set forth in Town Code Chapter 208-11. Setbacks depicted on the previously approved subdivision plan reflect the zoning requirements in effect at the time of subdivision approval and shall not supersede the current requirements of Chapter 208-11.