

10/13/26

Town of Clifton Park Planning Board
One Town Hall Plaza
Clifton Park, New York 12065
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PLANNING BOARD

ROCCO FERRARO
Chairman

STEFANIE BITTER
Attorney

PAULA COOPER
Secretary



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

Planning Board Minutes
October 13, 2026

Those present at the October 13, 2026 Planning Board meeting were:

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

Those absent were: E. Ophardt

Those also present were: M. Acker, 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 stated that in the absence of Mr. Ophardt, Ms. Coons would be a voting member tonight.

Mr. Ferraro also commented that at the Town Board meeting held on October 6th, the Town Board passed a resolution appointing Melinda as the Interim Director of Planning & Zoning until a permanent Director is appointed by the Town Board to fill the position.

Minutes Approval:

Ms. Fariello moved, seconded by Mr. Martin, approval of the minutes of the September 29, 2026 Planning Board meeting as written. The motion was unanimously carried. Mr. Andarawis, Ms. Bagramian, and Ms., Westrick abstained.

New Business:

Moved from 9/29/26 meeting

#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan

SBL: 259.-2-95.11 Applicant proposes an approximately 16,350 sf building expansion to the existing Milton Cat facility, as well as an expansion of gravel area for equipment sales and display with improved driveway access on Ushers Road. 500 Commerce Dr, Zoned: PDD, Status: Preliminary

Consultant/Applicant Presentation:

Brad Farrin stated he is the Director of Facilities at the developed 500 Commerce Drive. He stated they purchased the old pizza shop last year and went through the PDD process. He stated he understands there is work to do but he would like comments and concerns to be able to work on the project and move forward. Mr. Farrin stated they have no more room on the site and they would like to increase their outdoor storage. He stated they would like to utilize the exiting driveway from where the pizza shop was on the newly acquired parcel as an exit only for the site and get rid of the current 2 way drive. Mr. Farrin stated he would also like to use the land for stormwater management.

Devin King stated he is also associated with the project and showed the existing conditions with proposed expansions. He stated the front western facing part of the parcel would remain the same and the hashed area on the plans is showing where a new gravel area would be for equipment not for customer or employee parking. Mr. King showed the grading plan and the retention pond, stating the existing drainage will have the same pattern to the northeast and be captured. Mr. King stated they are not bringing additional water or sewer to the site and they will have a silt fence to protect downstream.

Staff and Professional Comments:

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

Public Comments:

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No public comments.

Planning Board Review:

Mr. Andarawis asked the applicant to walk them through the Ushers Road proposed curb cut and buffer. Mr. King stated the new driveway would be widened and improved and they are going to have to pull back the tree line so they do have preliminary landscaping. He stated there are some native and some invasive plants on the property but they plan to have trees spaced and kept back from Ushers Road. Mr. Andarawis stated that as the project progresses the applicant needs to keep in mind the buffering.

Mr. Ferraro stated the proposed landscaping is not much of a buffer due to shrubs being proposed. He stated they look to be clearing most of the land for gravel so he feels this is a large visual impact. Mr. Farrin stated beauty is in the eye of the beholder however; he will see what they can do to help the Board be more comfortable. He stated he also wants his equipment to be visible so this is why he offered the retention pond to be put where they are proposing.

Mr. Martin stated that a buffer is always important along Ushers Road and asked where the equipment is intended to be seen, on Ushers Road or on the site. Mr. Farrin stated they want it on the site so if the Board would like more plantings they can try to accommodate this.

Mr. Ferraro read from the approved PDD for the site, indicating some key points on buffering. Mr. Farrin stated the buffer refers to the area that has invasive plants.

Ms. Coons asked how many different types of equipment are offered at the location and she suggested just have a smaller selection. Mr. Farrin stated it would be rotating and they have many different types. He asked if the Board would allow for them to go back to review the comments made tonight and make some changes.

Ms. Bagramian asked if they have looked at the percentage of trees that could be kept. Mr. King stated they have not but they will and look at buffering to the front as well.

Mr. Martin stated he wants to see a visual simulation of the site based on the proposed development, stating it would be helpful.

Mr. Ferraro asked if the equipment would be randomly placed or if there is a layout plan. Mr. Farrin stated inventory changes all of the time and they have rentals as well. He stated that size and placement will change constantly. Mr. Ferraro stated he understands this, but visual impacts are important to the site plan. Mr. Farrin stated he thought there would be more concerns about visuals for Route 9 so they focused more on that for this meeting. Mr. Ferraro stated a buffer area is shown on the map and asked if the area to the right on the plan in the vicinity of the stormwater basin, even though it shows buffering, will have a buffer because it looks to have grading.

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Ms. Bagramian stated she would like visual simulations from Route 9 as well since there is a sharp drop off and it will be visible. Mr. King stated there is a new buffer on the east side but they will clarify with the next submittal and that they are not planning to touch anything in the stormwater area. Mr. Farrin stated they will give green space data as well with the next submittal and they do plan to have truck traffic exit to Ushers Road not Commerce Drive.

Mr. Martin stated the ECC had concerns and asked if there is any proposed additional discharge to the Dwaas Kill. Mr. King stated there will be no impact.

Public Hearing:

#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street

SBL: 264.-3-94.1 Applicant proposes a 3 lot subdivision, 924 Main St, Zoned: R1 – Residential
Status: Revised Preliminary Last Seen On: 01/13/2026

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

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

Mr. Ferraro called the public hearing to order at 7:38 p.m. The Secretary read the public notice as published in the Times Union on October 3, 2026.

Consultant/Applicant Presentation:

Joe Dannible stated he is here tonight for a 3 lot subdivision next to the golf course. He stated the PDD portion is zoned residential and they have 500’ of frontage. Mr. Dannible stated they had started with 5 lots but there were concerns with drainage so they removed one lot to preserve the drainage area and stormwater flow. Mr. Dannible stated they applied for variances with the ZBA and obtained variances for lot frontages to be 150’ and to decrease the 500’ to be a 3 lot subdivision to accommodate the approved frontages. Mr. Dannible showed the proposed subdivision of each lot and stated all 3 would have 150’ of frontage, 3 curb cuts are proposed and there would be covert pipes to allow for drainage to the low area. Mr. Dannible stated he understands there are still concerns but the area is confirmed as not a wetland but subject to occasional flooding. He stated that the water continues further to the west and there are old drain pipes that are crushed so the water infiltrates in this area. Mr. Dannible stated the owner is

looking to remedy the problem at the end of the golf season and this should address most of the drainage problems in the area. Mr. Dannible stated they are proposing 3 lots and meet the required setback and showed conceptual homes, grading, and planting plans. He stated they will identify what trees would remain and they plan to preserve 12 along the northern property line adjacent to a neighboring property and all of the trees would be on the applicant's property and the trees to the rear would remain. Mr. Dannible stated there is a strip of deeded land to the Town available in front of the parcels along the road if future trails are proposed in the area. He stated the driveways would not prevent any trails. Mr. Dannible stated MJE had stated a full SWPPP is needed but he believes there is not a need for one. Mr. Dannible stated they have been before the Board about 6 times and conflicts have been resolved and tree identification has been done.

Staff and Professional Comments:

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

Public Comments:

Anthony LaFleche, 21 Wheeler Drive, stated it is good that the applicant has decreased the homes to 3 due to the constraints and thanked him for saving the trees. Mr. LaFleche asked if the applicant could try to keep more trees around the proposed homes. Mr. LaFleche asked if the Town owns the adjacent land or if there is just an easement. Ms. Acker stated the Town owns the land so there is no easement needed there. Mr. LaFleche asked if the Town would need more than 5'. Ms. Acker stated she has spoken to Ms. Viggiani and 5' is what they intended at the time so this is what is available and if future trail plans indicated more land was needed the Town would go through the appropriate process at that time. Mr. Ferraro asked this to be verified so it can be a condition of approval. Mr. Martin agrees. Mr. Andarawis stated some of the land is the County's and asked how it fits together. Mr. LaFleche asked if the applicant has to go through the County as well and stated he would like the maximum opportunity for a trail there.

Charles Hall stated he is the adjacent neighbor to the north. He thanked the applicant for addressing the trees along the property line. He stated that a lot of the homes along Main Street only have 20' of front yard and he cannot speak for others but he does not want a path right by his front door and feels there should be a separate public hearing for this if the Town wants one. Mr. Ferraro stated they had spoken about this in January and they have agreed to have an easement but this does not require a path to be put in. Mr. Hall stated he does not want people to lose their front yards. Ms. Acker stated if the Town were to move forward with a sidewalk or trail there would be a separate planning process and public hearing.

Frank Berlin, 980 Main Street, stated the road has changed a lot over the years and these may not be wetlands but is an area that does flood. Mr. Berlin presented photos taken with standing water

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on the proposed area, he stated he used to do percolation testing and asked if it was done here at the proper timing. Mr. Berlin stated he has well and septic on Main Street and there is a lot of water already there and water naturally collects at this site, so it is a flood plain.

Raymond Seymour, 7 Nadler Road, stated the natural topography of the land allows the water to run through the pipes if they are not damaged. Mr. Seymour stated he echoes Mr. Berlin's comments and asked if there is enough room to accommodate standing water between lots 2 and 3.

Geoffrey Sandvill, 927 Main Street, stated there is a drainage ditch in front of his home and when it rains there is a lake across the street from him on the applicant's property. He stated ducks live there now and if the grading is wrong the water may drain onto his property. He also stated that the applicant has already taken trees down and the stumps are underwater. Mr. Andarawis stated this could be remedied by fixing the culvert pipes and asked if the scope of the SWPPP needs to expand to include the larger parcel to cover the location of these repairs. Mr. Lippmann stated the existing drainage area needs to be preserved, and this would be looked at during the building permit phase.

A member of the public stated she lives across the street from the application and flooding is not just from the winter but throughout the spring. Mr. Dannible stated this has been reviewed by MJE and designed by engineers certified by N.Y.S. and the homes will either be on slabs or have basements. He stated professionals stated this is ok.

There being no additional public comment, Mr. Ferraro moved, second by Ms. Westrick, to close the public hearing at 8:19 p.m. The motion was unanimously carried.

Planning Board Review:

Mr. Ferraro asked if the proposed drainage easement would be conveyed to the County and not Clifton Park. He stated this needs to be addressed and they need feedback from the County. Ms. Acker stated she is unsure if Mr. Reese has spoken to the County yet. Mr. Dannible stated this is part of the County permits and can be addressed before final approval.

Mr. Ferraro stated the plan shows lot 2's topographical changes so he is unsure if this would impact the water on the property. Mr. Dannible stated they are looking at 317 and 316 marks for elevation for ponding, he stated they are not filling in the area that floods and pointed out areas on the map that fill would be brought in.

Mr. Andarawis asked if this would cause flooding to 317 and 318. Mr. Dannible stated they are not changing the area that contributes to the runoff and ponding area. He stated that he was mistaken and the water fills between 314 and 315. He stated the Cooley Kill is lower than the proposal so if the drain pipes are fixed there should be no drainage problems as the Cooley Kill is at 306 elevation.

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Ms. Westrick stated pipes under the driveways would need to be midwived as it currently looks like it back drains. Mr. Dannible stated it does not but if it is a problem the owner would want it rectified anyway.

Mr. Martin stated he is familiar with the conditions Mr. Berlin has spoken about as he passes it regularly and the stormwater review and the ECC comments cannot be addressed tonight. He stated the Board does not have definitive answers to the questions presented tonight on file or by the public.

Mr. Ferraro read through prior comments made by Mr. Scavo. Mr. Dannible stated no one is denying the ponding but they have found that they can build on the land and it will not negatively impact drainage, so the comment has been addressed. Mr. Ferraro stated it has not been fully addressed.

Ms. Fariello stated she has previously done stormwater on a site with professionals and the engineers did get it wrong so mistakes can be made. She stated they approved a duplex on Lapp and Crescent but the work was not done properly and it flooded the neighbors, it happens. She stated she does not feel basements are appropriate for this location and if the golf course fixes the problems it would help prove it can be done. Mr. Dannible stated they need a plan with Mr. Lippmann and Mr. Reese to come back with sign off.

Mr. Andarawis stated that if solving the problem is fixing the issue downstream, since the land is one parcel now, then this may need to be addressed before it is subdivided.

Mr. Ferraro stated they have to respect the potential owners and this needs to be mitigated so it is not negatively impacting them or the neighbors.

Ms. Coons asked when the trees were cut down and if they believe the full impact has been shown. Mr. Dannible stated the trees were cut about a year ago. Ms. Coons stated willow trees could help with water mitigation and the right vegetation could also help. Ms. Coons stated she would like the black oaks to remain as well. She suggested having the trail potentially go behind the homes instead of in front of them.

Ms. Fariello stated she would like the pond area delineated so the owners of lots 2 and 3 don't encroach on it in the future.

Mr. Ferraro stated the drainage easement needs to be indicated on parcel 3.

Old Business:

None

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New Business:

None

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.

Raymond Seymour, 7 Nadler Road stated he believes an analysis by an engineer should include raised hardscapes as it may increase water levels so he would like it to be included. Mr. Ferraro stated it would have to be included in the report.

Charles Hall stated that filling in half of the old area around the subdivision but keeping the same amount of water will cause it to overflow like a bathtub. He stated his leech field may be impacted and if so, who will help with the repairs or replacement. He stated he submitted photos to the ZBA showing the water 6'-8' deep.

Frank Berlin, 980 Main Street, stated there may have been drain pipes facing the wrong way but there should not be guessing on where the pipes on the golf course are. He requested they be found and repaired. He stated this was not a 100 year storm that made the area flood, but rather it happens every year however, no one has paid attention until now.

Ms. Fariello moved, seconded by Ms. Bagramian, adjournment of the meeting at 8:54 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on October 27, 2026.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

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

Review Comments by Permit#

Permit Number: SPR26-000028

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/15/2026	The Town Board established Planned Development District by Local Law No. 49 in 2025 for the Milton CAT property at 500 Commerce Drive and the adjoining Ushers Road parcel. The PDD specifically contemplated expansion of the existing operation and authorized Planning Board review of the final site layout and associated improvements. The current application should therefore be viewed as a site plan application considered for implementation of the approved PDD rather than a rezoning request of LI-2 which was the prior zoning before the Local Law adopting the PDD in 2025.
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	09/15/2026	The submitted plans propose: 1. A 16,350-square-foot future building addition; 2. Additional parking and equipment display/storage areas; 3. Stormwater management improvements, including a new basin system; 4. Site circulation modifications and associated landscaping. The proposed development remains within the maximum building area and parking limits authorized by the PDD.
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Open Space Plans Review	Jennifer Viggiani	09/25/2026	The adjacent lands known as Saratoga Land Conservancy may have sensitive environmental habitats. Has there been an environmental assessment of the Milton CAT property focused in the vicinity of along western/southwestern/southern boundaries to evaluate for endangered or threatened species.
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	09/28/2026	This application is within a Planned Development District - Article XLIX 500 Commerce Drive - Ushers Road Industrial Park. Per Town Code Chapter A217-418 B. - As is more particularly described on the site plan, up to 99,750 square feet of building on the property area will consist of commercial floor area for the sale of construction equipment and as a warehouse and service shop and

							commercial floor area for the operation of an equipment rental business and office space for the operation of a construction technology business. The total square feet of building is 80,725 existing with a future addition of 16,350 square feet totalling 97,075 square feet, which is below the 99,750 square feet in the Town Code.
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	09/28/2026	Per Town Code Chapter A217-418 C. The total number of parking spaces for 500 Commerce Drive - Ushers Road Industrial Park shall be up to 175 spaces. The proposed plans show that there will be 175 designated parking spaces. This calculation does not include the area of equipment sales and display areas.
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	09/28/2026	Per Town Code Chapter A217-420 Buffering - Existing vegetation along the property lines for 262 Ushers Road shall be preserved to minimize impacts to adjoining lands. Existing buffering along the property lines for 500 Commerce Drive shall be modified as shown on the site plan and as deemed appropriate by the Planning Board during site plan review consistent with the development of the property. The Planning Board shall deem what buffering is appropriate for this parcel.
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	09/28/2026	Per Town Code Chapter A217-423 Points of ingress and egress - For vehicular traffic purposes, there will be one point of ingress and egress to the site on Commerce Drive and one point of ingress and egress to the site on Ushers Road as shown on site plan of 500 Commerce Drive - Ushers Road Industrial Park. It appears that the proposed plans meet this requirement.
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	09/24/2026	If new addition is equipped with independent fire sprinkler system, an additional hydrant will be required to ensure fdc is no further than 100' to hydrant.
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Fire Marshall	John DeSimone	09/24/2026	Retrofit all existing hydrants on property with Storz connections

		Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan		Plans Review			
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	09/24/2026	Proposal meets requirements of appendix B, C, and D of 2025 NYSFC
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	09/28/2026	See MJ Engineering comment letter dated September 23, 2026 comments 24-29, 32, 35-63.
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	09/28/2026	Expand on the Stormwater Pollution Prevention Manual Section 3.3 Existing Conditions on the runoff at the northeastern portion of the project site. Does this runoff from this area run under the railroad track toward the Dwaas Kill or is it all contained on-site?
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	09/25/2026	Pursuant to Town Code Chapter 208-65 E. (1) "No parking or maneuvering area shall be allowed in the front yard unless the Planning Board finds that, in the case of keyhole lots or lots with similar configurations, the intent of this article is better met by allowing construction within the front yard setback." The ECC notes that the current front yard of this parcel is being converted from a vegetative to a parking area.
26-001625	SPR26-000028	#2026-032 500 Commerce Drive Building and Gravel Lot	Site Plan Review - Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC requests the applicant provide the greenspace percentage per Town Code 208-65 B.

		Expansion (Milton Cat) Site Plan					
26- 001625	SPR26- 000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC recommends that the applicant preserve the existing vegetative cover and natural environment in lieu of replacing with new plantings.
26- 001625	SPR26- 000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	09/25/2026	The ECC is aware of preexisting stormwater management issues on this property that should be addressed prior to any modifications to the drainage patterns.
26- 001625	SPR26- 000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	SEQR Review	John Scavo	09/15/2026	Environmental review was previously undertaken by the Town Board as part of the 2025 approval of PDD No. 49, the Planning Board is now presented with substantially more detailed engineering and site design information than was available during the rezoning process. As part of its site plan review authority, the Planning Board should conduct an independent SEQR evaluation of the proposed development to determine whether the detailed design is consistent with previously identified impacts and whether any additional site-specific environmental concerns, mitigation measures, or conditions of approval should be considered.
26- 001625	SPR26- 000028	#2026-032 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan	Site Plan Review - Preliminary	SEQR Review	John Scavo	09/15/2026	From a planning perspective, that approach strengthens the record by acknowledging the prior Town Board findings while recognizing that site plan review often reveals operational and environmental details that could not be fully evaluated at the PDD stage.
26- 001625	SPR26- 000028	#2026-032 500 Commerce	Site Plan Review - Preliminary	Postal Verification	John DeSimone	09/17/2026	existing postal number will cover this project. 500 Commerce Drive

		Drive Building and Gravel Lot Expansion (Milton Cat) Site Plan					
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September 23, 2026

Mr. Brad Farrin
Milton CAT
100 Quarry Drive
Milford, MA 01757

Re: 500 Commerce Drive Building and Gravel Lot Expansion (Milton Cat)
Tax Map ID 259.-2-95.11 & 259.-2-41.2
CP File: 2026-032
MJ File: 700.447

Dear Mr. Farrin:

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:

- Draft Construction General Permit, Electronic Notice of Termination (eNOT) GP-0-25-001
- Preliminary Site Plans titled "Milton CAT Expansion" prepared by VHB 18 sheets in total, dated September 8th, 2026
- Draft SWPPP, titled "Stormwater Pollution Prevention Manual" prepared by VHB, 221 sheets in total, and dated September 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. The applicant should provide an EAF for review.
2. The Town Board of the Town of Clifton Park, acting in its role as Lead Agency, issued a negative declaration under SEQRA when the PDD was created. The Planning Board may choose to rely upon the Town Board's SEQRA evaluation if the current proposal and associated impacts remain consistent with the previous SEQRA findings of non-significance.

SITE PLANS

General

3. The project is located within the Town's LI-2 Light Industrial District. Based on our review of Section 208-64(B) of the Town's Zoning Code, the storage of vehicles may be considered a permitted use by right under subsection 208-64(B)(2), it would be considered ancillary to the pre-existing permitted use.
4. It appears the minimum bulk lot requirements as identified in Section 208-65 of the Town's Zoning are satisfied, however the applicant should provide a site statistics table that references Section 208-65 of the Town Code in regards to lot coverage.
5. Provide a photometric plan that shows the footcandle values at the pavement level.



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



6. The project is proposing to be serviced with public water from the Clifton Park Water Authority. The applicant shall provide the Town documentation of the CPWA's ability and willingness to service the project with potable water.
7. The project is proposing to be serviced with public sewer from the Saratoga County Sewer District. The applicant shall provide the Town documentation of the SCSD's ability and willingness to service the project with public sewer.

Cover Sheet

8. No comments.

Legend and General Notes – Sheet C1.01

9. Under Special Inspections, Note 1, this should reference the Town of Clifton Park not NYC.
10. Under General, revise note 14 to match NYSDEC requirements.

Layout and Materials Plan – Sheet C2.01

11. The proposed point of access to Ushers Road should be verified to ensure proper AASHTO site distance is achieved. The sight distance analysis shall utilize ASHTOO standards for the 85th percentile travel speed of Ushers Road. There should be an indication on the plan what the required and provided turning site distances are based upon the posted speed limit of Ushers Road. As part of the analysis provide any vegetative clearing limits on the plans as required.
12. Per Section 208-66 there shall not be more than one curb cut per lot unless the Planning Board finds that traffic safety will be improved with the addition of another curb cut. The approved curb cut shall be wide enough to accommodate safely and in accordance with accepted traffic control standards approved by the Town Engineer the type of traffic to be generated by the use and shall meet all of the fire safety requirements of the Town of Clifton Park.
13. Indicate if the existing rip-rap detention basin is to remain or be removed.
14. The majority of the vegetative buffer is being removed along Ushers Road. The Planning Board may recommend some additional plantings along the property line.
15. For all buildings, show all ingress and egress doors.
16. The applicant shall verify the height of the buildings proposed as the building height impacts fire code review for the site.
17. The following comments are specific to the site layout and compliance with the Fire Code of New York State (FCNYS).
 - a. Provide the height of the proposed addition. Should there be any building height that exceeds 30-feet, inclusive of parapet roofs, Section D104 of the Fire Code of New York



- State will apply which dictates aerial fire apparatus access around the building and the number of fire apparatus accesses to the site.
- b. The location and layout of the fire apparatus access shall include turning templates for the largest responding emergency vehicle and shall be reviewed by the responding agency(s).
 - c. Confirm whether the building will require an automatic sprinkler. If the building is to be sprinklers, show the location of the fire department connection.
 - d. Show the location of the required Knox Box.

Grading and Drainage Plan – Sheet C3.01

- 18. Accessible parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions pursuant to Section 4.6.6 of the ADA 2010 Standards. Provide spot elevations at these locations to confirm conformance.
- 19. Provide any proposed grading for the new parking lot area in the southwest corner of the site.
- 20. There appears to be a low spot at elevation 241.99 along the east side of the gravel however no structure is proposed to catch the runoff.
- 21. It appears that grading is proposed up to the property line along Ushers Road eliminating the vegetative buffer.

Utility Plan - Sheet C4.01

- 22. Show how the roof drainage from the proposed additional will be connected and conveyed into the site stormwater management system.
- 23. The gravel along the eastern side indicates flow arrows to the north, however the proposed contours are not reflective of this. Please revise accordingly.

Erosion and Sediment Control Plan – Sheet C5.01

- 24. Indicate the location of the concrete washout area on the plans.
- 25. Provide details of each of the proposed erosion control measures on the plans.
- 26. Silt fence should be installed parallel to the contours. There are several area shown perpendicular, these areas should be revised accordingly.
- 27. Provide erosion control blanket on all slopes 3 to 1 and steeper.
- 28. Provide locations of any temporary sediment basins and the size of each.
- 29. Add a note to indicate permanent vegetative cover shall achieve 80% uniform density established over the entire contributing pervious area, before runoff is directed into the dry swales and ponds.



Site Details – Sheet C6.01

- 30. Understanding this is private development, the applicant may want to increase the asphalt thickness for both the standard and heavy duty pavement details.
- 31. Revise the accessible parking space detail with the New York State Dynamic Accessibility Symbol.
- 32. Provide a cross section detail for the stormwater pond shown. The cross section should provide design elevations including stone invert, pipe invert and depth of runoff by storm event as reported by the SWPPP.

Landscape Planting Plan – L1.00 through L1.07

- 33. Indicate the spacing of each proposed species.
- 34. The proposed landscaping along Ushers Road appears to provide very limited buffering from the site. The Planning Board may consider requesting additional landscaping in this area.

STORMWATER POLLUTION PREVENTION PLAN

- 35. Update Erosion Control Note 1 to reflect current SWPPP.
- 36. Boundary of the stormwater parcel "Parcel 2" is not shown correctly on drawings C2.01, and C4.01.
- 37. The label "15' Aquatic Bench @ 6% Slope" on drawing C3.01 is inaccurate. The width of the aquatic bench appears to be closer to 10'. Please revise.
- 38. Proposed contours near label "Outfall to designed wet area" adds two feet of fill at the existing detention ponds pipe inlet. Please revise C3.01.
- 39. Denote locations of construction gates as required on drawing C5.01, and please provide the associated details.
- 40. Include NYSSWDM matrices number on callout for proposed stormwater management system. (P-1, Micro pool Extended Detention Pond.)
- 41. Provide the detail/section of the P-1, Micro Pool Extended Detention Pond, as shown on the NYSSWDM (New York State Stormwater Design Manual). Include the elevations for each storm event, WQv, 1-year, 10-year, 100-year, etc.
- 42. Details page C6.02 is missing from the drawing set, please include for next submission.
- 43. Construction phasing shall be revised to limit active soil disturbance to no more than five (5) acres at any one time. If the applicant intends to exceed this threshold, they must provide



evidence of NYSDEC/MS4 authorization for disturbance greater than 5 acres and obtain sign-off from the Town.

44. If the applicant plans to revise the drawings and not disturb 5 acre+ at one time, please provide the following:
 - a. A statement noting the maximum acreage of disturbance at one time.
 - b. Construction phasing/sequencing plans showing compliance with 5-acre limit.
 - c. Phased/sequenced descriptions in the body of the SWPPP.
45. Name the regulated MS4 in paragraph 3.1, Site Location.
46. Please elaborate on "two connected open-air stormwater ponds" and their existing function.
47. Ensure the NYSDEC 5-step approach is included in the body of the SWPPP.
48. Ensure a discussion on Runoff Reduction by applying green infrastructure. Include an evaluation of all available techniques and a discussion why each has or has not been utilized.
49. Provide a thorough discussion of the pre and post development watersheds.
50. Provide the pre and post development watershed maps, including sub catchments, TCs, etc.
51. Include and describe the endangered species that are potentially impacted in section 3.7
52. Provide a description in Section 3 of the potential impacts to wetlands, and reference the Environmental Resource Mapper as shown in Appendix K.
53. Provide the source of rainfall data and the 24-hour durations listed for all return periods (WQv, 1-year, 10-year, 100-year).
54. Provide stormwater modeling showing existing and proposed design.
55. Provide a draft eNOI.
56. Provide indication of the approximate total disturbance numbers for each phase in Section 4.3.1
57. Remove or revise the second paragraph in section 6.2; it appears to contain outdated information. Revise it to align with the new project design.
58. The statement in Section 6.2 noting that "the pond system is approximately 2,482 sq ft" does not match the surface area shown in the plan view. Please revise.
59. The callout on drawing C3.01 notes that the total storage provided in the stormwater pond is 23,100 cf, where the required volume for the WQv storm is approximately 23,356 cf. Please confirm the design and revise if necessary.



60. Show project location on the FIRM.
61. Total proposed impervious as shown on drawing C2.01 does not match with calculation sheet shown in Appendix H
62. Revise "Stormwater Measures" on the Contractor Certification form and the Subcontractor Certification form to match the proposed design.
63. Pursuant to Table 6.1 of the NYSSWDM (and on page 6-14) Micro pool Extended Detention Ponds shall be designed with the contributing area is a minimum of 10 acres. Please revise stormwater design or provide a water balance equation.

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: SUB26-000011

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Planning Director Plans Review	Melinda Acker	10/09/2026	The applicant received required variances from the ZBA to address prior comments about lot width and setback distances from Main Street which has "Special setback lines" per Town Code.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Zoning Plans Review	Scott Reese	10/09/2026	Per Town Code Chapter A217-351 Establishment of district - "Lots 2, 4 and 5 shall continue to be zoned as Residential R-1," the residential subdivision is a permitted use. See attached document titled "Van Patten Golf Lot PDD Amendment Lot 5.pdf for location of lots.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Zoning Plans Review	Scott Reese	10/09/2026	On September 9th, 2026 the ZBA granted an area variance for Lots 1, 2 & 3 to have a minimum lot width of 150-feet.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Zoning Plans Review	Scott Reese	10/09/2026	On September 9th, 2026 the ZBA granted an area variance for Lots 1, 2 & # to have a minimum building setback of 70 feet from Main Street centerline.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Fire Marshall Plans Review	John DeSimone	10/02/2026	No concerns or comments
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Stormwater Review	Scott Reese	10/09/2026	The plans show a 30-foot-wide drainage easement on Lot #3 that is proposed to be conveyed to the Town of Clifton Park. However, because the easement is located adjacent to and functions in connection with the County right-of-way, I believe it would be more appropriate for the drainage easement to be conveyed to the County rather than the Town. Accordingly, the County should be provided an opportunity to review and comment on this proposed modification and the ownership and maintenance

							responsibilities associated with the easement. The easement should also be shown on the filed subdivision map.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Stormwater Review	Scott Reese	10/09/2026	Provide test hole data identifying groundwater elevations and/or the seasonal high water table across the proposed building lots. Groundwater conditions are a key component of grading design and should be considered when establishing finished floor and foundation elevations. If additional fill is required to address groundwater conditions, revisions to the grading plan, tree clearing limits, and adjacent drainage patterns may be necessary.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Stormwater Review	Scott Reese	10/09/2026	The grading plan should minimize disturbance of the existing vegetation between Lot #3 and the lands now or formerly of Charles B. Hall, Jr. & Donna M. Hall (Trust). Preservation of the existing Black Oak and mature hardwoods along the property line is encouraged, as these trees provide stormwater, erosion control, screening, habitat, and aesthetic benefits. In addition, the grading plan should direct runoff toward the County road drainage system to the maximum extent practicable and avoid redirecting stormwater onto adjoining properties. The existing homeowner has expressed concerns that additional runoff could adversely affect existing septic system components. The applicant should demonstrate that post-development drainage patterns will not create adverse impacts on neighboring properties.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	Stormwater Review	Scott Reese	10/09/2026	The Town Designated Engineer noted that the drainage pattern shown on the plans directs site runoff through the driveway culverts into the open area between Lots 1 and 2, where ponding is anticipated, as the existing 18-inch culvert at the rear also slopes toward this location. Since the previous review in January 2026, the area has experienced multiple flooding events, and standing water has been observed to remain for several days following significant rainfall events. The applicant should evaluate why water is not adequately draining from

							this area, determine whether an adequate outlet exists, and provide a proposed remedy if necessary. Long-duration ponding may create nuisance conditions and could adversely affect the usability and desirability of the adjacent residential lots.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	10/09/2026	After close examination of the site plan and noted by the Town Engineer, the ECC is concerned that the proposed site drainage pattern based on the topographic map provided will result in possible ponding within the Main Street Right-of-Way.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	10/09/2026	The ECC notes that within the Town ROW is a 5+/- foot wide section of land that is owned by the Town and runs along the area adjacent to Main Street which could serve as a multi-use trail. The ECC requests the Planning Board require the applicant to install a multi-use trail along Main Street, to continue the existing sidewalk to the north.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	10/09/2026	The ECC requests that the applicant provide test hole data identifying the elevation of the seasonal high water table (SHW) at each proposed building location. A minimum separation of two feet must be maintained between all building foundations and the SHW elevation. If basements are proposed, the grading plan shall be revised as necessary to demonstrate compliance with the required finished grade elevations.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	10/09/2026	The ECC is concerned that future homeowners might decide to build within the building envelope in areas that are perennially wet. It is suggested the Planning Board to eliminate the potential for this to occur.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-family Subdivision Main Street	Subdivision - Revised Preliminary	ECC Review	Scott Reese	10/09/2026	The ECC recommends that the Planning Board require the buildings to be moved further away from the perennially wet area.
25-000390	SUB26-000011	#2025-015 VP Golf Club 3 Lot Single-	Subdivision - Revised Preliminary	Postal Verification	John DeSimone	10/02/2026	Reference and follow approved postal verification page 2 in documents

		family Subdivision Main Street					
25- 000390	SUB26- 000011	#2025-015 VP Golf Club 3 Lot Single- family Subdivision Main Street	Subdivision - Revised Preliminary	Postal Verification	John DeSimone	10/02/2026	Postal verification will be finalized with town accessor and Saratoga County emergency services upon final planning approval



October 7, 2026

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

Re: VP Golf Club 5-Lot Single Family Subdivision
Tax Map ID 264.-3-94.1
CP File: 2025-015
MJ File: 700.419

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:

- Preliminary Plans (8 Sheets) titled "Subdivision of Lands for Country Club Golf, LLC" as prepared by Environmental Design Partnership, LLP, and last dated September 21, 2026.
- Comment response letter as prepared by Environmental Design Partnership, LLP, and last dated December 22, 2025.
- SEAF as prepared by Environmental Design Partnership, LLP, and last dated September 21, 20206.
- Wetland correspondence prepared by Gilbert Van Guilder dated November 7, 2025.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. No comments.

SUBDIVISION

Cover Sheet

2. Provide the variance approval details, including the specific variances granted, the associated permit or application number, and the date of approval.

Subdivision Plan

3. Show the proposed easement with metes and bounds of the drainage easement to the Town of Clifton Park. Also provide an description of said easement for review by the Town.

Existing Conditions Plan

4. No comments.



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Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



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



Grading and Drainage Plan

5. Show the larger existing trees to remain on the site, consistent with Sheet 3 of 8, to provide a clearer understanding of the existing vegetation that will be preserved.

Utility Plan

6. No comments.

Erosion & Sediment Control Plan

7. The drainage pattern shown on the plans indicates that site runoff will flow through the driveway culverts into the open area between Lots 1 and 2, where it will pond, as the existing 18-inch culvert at the rear also slopes toward this area. Please confirm any investigation carried out and proposed remedy.
8. The Planning Board may request infill landscaping in the unauthorized clearing area on the site.

Site Details

9. No comments.

STORMWATER POLLUTION PREVENTION PLAN

10. Provide a revised SWPPP for review. Per Appendix B, Table of the NYSDEC GP-0-25-001, Single-family residential subdivisions disturbing one to five acres with 25% or less impervious cover at total site build-out require a SWPPP with erosion and sediment control measures.

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

Sincerely,

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

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

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