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

PLANNING BOARD

ROCCO FERRARO
Chairman

STEFANIE BITTER
Attorney

PAULA COOPER
Secretary

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

Planning Board Minutes
October 27, 2026

Those present at the October 27, 2026 Planning Board meeting were:

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

Those absent were:

Those also present were: M. Acker, Appointed Director of Planning
W. Lippmann, M J Engineering and Land Surveying, P.C.
S. Bitter, Counsel
P. Cooper, Secretary

Mr. Ferraro, Chairman called the meeting to order at 7:00 p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Mr. Ferraro stated that tomorrow evening the Town will be holding a meeting to discuss improvements to the intersection of Kinns Road and Plank Road at 6 p.m.

Minutes Approval:

Mr. Martin moved, seconded by Ms. Bagramian, approval of the minutes of the October 13, 2026 Planning Board meeting as written. The motion was unanimously carried. Mr. Ophardt abstained.

Public Hearing:

#2026-029 Parsons Moe Road Two Family Home
SUP SBL: 277.7-4-31.2 Applicant proposes construction of a Duplex, Zoned: R1 - Residential, 420/422 Moe Rd. Status: Preliminary Last Seen On: 09/29/2026

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

Mr. Ophardt moved, second by Ms. 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 at 7:05 p.m. The Secretary read the public notice as published in the Times Union on October 17, 2026.

Consultant/Applicant Presentation:

Pat Jarosz stated he is here tonight to request final approval for this application. Mr. Jarosz stated the applicant has moved the building to the south as suggested by the Board and no wetlands or endangered species are present. He stated he would like conditional approval until the SHPO letter is received.

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:

No public comments.

There being no additional public comment, Mr. Ferraro moved, second by Ms. Fariello, to close the public hearing at 7:08 p.m. The motion was unanimously carried.

Planning Board Review:

Mr. Andarawis asked how far the driveway is from the property line to the south. Mr. Jarosz stated the driveway is closer to the 3 lots to the south of this parcel but the Board requested a side load garage making this location the only option.

Mr. Ferraro confirmed that to the south the driveway is close to rear of the other properties and not the side or front of them. Mr. Jarosz confirmed and stated that one of them is the current owner of the property being developed.

Mr. Ophardt asked if the applicant has resolved the concerns of the adjacent property owner to the north from the last meeting. Mr. Jarosz stated they have. Mr. Ophardt asked how far back the clearing would be. The applicant stated only as much as needed as this is a rental property and he has to pay others for lawn maintenance so he would like as little maintenance as possible.

Ms. Fariello asked if there are any architectural renderings for review. Mr. Jarosz stated they were submitted and in the file and displayed for the Board to see.

Mr. Ferraro stated he has concerns about the landscaping as noted in MJE letter. He recommended the Board place a condition of approval to be having the clearing and grading plan reviewed and approved by MJE and the Planning Department as well as the landscaping plan. Mr. Jarosz stated they would remove as little as possible and there is a buffer to the adjacent parcel. He stated they are only clearing enough to fit the driveway.

Mr. Ophardt asked what the applicant has planned for landscaping. The applicant stated he plans to have a berm as well as arborvitae.

Ms. Bagramian offered Resolution No. 09 of 2026, seconded by Mr. Ophardt to waive the final hearing for this application for the Parsons Moe Road Two Family Home 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. SHPO sign off letter to be received by the Planning Department before final stamping of the plans.
2. Identify limits of clearing and grading on plans.
3. Landscaping plans to be submitted and approved by Planning Department.

Roll Call:
R. Ferraro - Yes
E. Andarawis - Yes
E. Ophardt - Yes
H. Fariello - Yes
K. Martin – Yes
D. Bagramian - Yes
L. Westrick – Yes

Ayes____7_____ Noes: _____0____

The resolution is carried.

Mr. Ophardt moved, second by Ms. Bagramian, to waive the final hearing for this application for the site plan review of Parsons Moe Road Two Family Home, 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. SHPO sign off letter to be received by the Planning Department before final stamping of the plans.
2. Identify limits of clearing and grading on plans.
3. Landscaping plan to be submitted and approved by Planning Department

Ayes: __7___ Noes: ___0___ The motion is carried.

Old Business:

#2026-026 203 Vischer Ferry Road 2 Lot Subdivision
SBL: 283.-1-64.1 Applicant proposes subdividing a 10.11 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: Revised Preliminary Last Seen On: 09/29/2026

Consultant/Applicant Presentation:

Pat Jarosz stated he is here tonight to request final approval. He stated they added the notes to the plan as requested by the Board and the owner will add the easement for a possible future trail if the parkland fees are waived. Mr. Jarosz stated he is waiting for the SHPO letter for this application.

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:
No public comments.

Planning Board Review:
Mr. Ophardt asked if the note about noise and odor from the transfer station was added to the plan. Mr. Jarosz stated it was. Mr. Ophardt thanked the applicant for the easement and stated the land slopes so he asked if 10' was enough. Mr. Jarosz stated that it will have to be decided when the path plans are submitted. Ms. Acker stated if the Town were to move forward with a trail the design for the path would be drawn and if more land is needed they would work with lawyers to acquire the land from the homeowners. She stated Ms. Viggiani asked for 10' so this seems to be satisfied. Mr. Ferraro read aloud Ms. Viggiani's comments.

Mr. Andarawis stated that the R-3 zone has bulk requirements and stated they are 100,000 sf. per lot. Mr. Jarosz stated the applicant has obtained a variance from the ZBA already. Mr. Andarawis asked what happens with the rest of the density if the land came back for further subdivision. Ms. Bitter stated there is no condition of approval for the variance so if the applicant wants to further subdivide then they can. She stated density requirements only affect lot 2 for the future. Mr. Ferraro stated future subdivision would also be at the discretion of the ZBA and Planning Board as well.

Mr. Ferraro asked if the dirt road would be replaced by the driveway. Mr. Jarosz stated they would like to keep the existing drive as it has been used for almost 100 years, but the site distance was short so they also offered a change of location as a backup plan for the Board. Mr. Lippmann stated it was better to keep it in the existing location.

Mr. Ferraro thanked the applicant for adding the Right To Farm Law on the deed, the easement for a future multi-use trail, and noise notations related to Aviation activity and noise and dust activity related to the Transfer Station located next door.

Ms. Fariello offered Resolution #10 of 2026, second by Ms. Westrick, to waive the final hearing for the application for the 2 lot subdivision of 203 Vischer Ferry Road, and to grant preliminary

and final subdivision 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. SHPO sign off letter to be received by the Planning Department before final stamping of the plans.

Roll Call:
R. Ferraro - Yes
E. Andarawis - Yes
E. Ophardt - Yes
H. Fariello - Yes
K. Martin – Yes
D. Bagramian - Yes
L. Westrick – Yes

Ayes____7_____ Noes: _____0____

The resolution is carried.

New Business:

#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru
SBL: 284.-1-6 Applicant proposes construction of a 4,000 SF commercial building with Drive thru, 1525 Crescent Rd. Zoned: B3 - Neighborhood Business, Status: Concept

Consultant/Applicant Presentation:

John Hitchcock stated he is from ABD Engineering and is here tonight for 1523/1525 Crescent Road. He stated this project has a total of 107 acres on 3 parcels and is bounded by the Northway, Stewarts, and Crescent Road.** There is an additional small parcel in the Town of Halfmoon that will not be utilized for this project. Mr. Hitchcock stated there is a driveway there now but they plan to move it further away from I-87 and they will demo the existing buildings. He stated they would construct a new building with 2 tenants, 2,000 sf for each tenant space and drive thru as they do not want to limit themselves for possible future tenants. He stated the second space will be for the owner of the property who will have a coffee shop.

*** Upon verification from the Planning Department after the meeting was held, it was acknowledged by the applicant that he misspoke at the meeting and the parcel is 8.1 acres and not 107 acres as was stated.*

Mr. Hitchcock stated a stormwater study will have to be done and there are wetlands on the site and they will get the delineation updated. He stated the access is steep so the applicant is looking to bring in fill to raise the site. He stated they are here tonight to start the conversation about the parcel and get feedback.

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:

No public comments.

Planning Board Review:

Mr. Ferraro stated there are additional comments from the staff that were not read at the meeting and Mr. Lippmann's comments are a recap of what was written, but can be reviewed in the file.

Ms. Bagramian stated this is a tough site and wanted to know how much fill would be brought to the site and how the traffic flow in the site would be dictated as she has a concern about the left turning movements out of the property. Mr. Hitchcock stated they will have drive-thru signage to help direct the flow of traffic and there will be a minimum of 4' of fill brought into the site to make it more presentable and so the building could be seen. He stated parking will accommodate staff and patrons but they are looking mostly at a drive thru business and preorders for pickups.

Mr. Ophardt stated if one tenant would have peak hours of 10 a.m.-2 p.m. so the other would have to have prime hours opposite. Maybe the second tenant should not be a drive thru if the peak times are the same. Mr. Hitchcock stated they may or may not have a drive thru for the second tenant, he is proposing it so they do not limit themselves with potential tenants. He stated the tenant needs to stay away from the collapse zone for the cell tower as well.

Ms. Fariello stated she would like to see the wetland disturbance on the site with the fill, as this will be impacted. Mr. Hitchcock stated he believes the wetlands are ACOE.

Ms. Coons stated this is the first exit off the highway for the Town and this is the first lot that will be seen so she has concerns of the viewscape and landscaping so she would like to see more details as the project progresses. Ms. Coons asked if they are planning a path to Stewart's. Mr. Hitchcock stated he does not believe so, they do not want to connect to a competitor but the existing path in front of the parcel will remain.

Mr. Andarawis stated he echoes Ms. Bagramian and Ms. Fariello's concerns and comments and a traffic study needs to be completed sooner than later with the project.

Mr. Ferraro stated there are some serious concerns with the traffic impact and the left hand turning movements into and leaving the site. He stated he also has concerns with the internal circulation as well specifically with the queing related to the drive thrus. He stated the drive thrus may interfere with the driveway. He also stated that the Planning Board needs feedback from the County and would like feedback from the Town of Halfmoon as well. Ms. Acker stated the County and the Town of Halfmoon are being sent notifications. He also expressed concerns about the proposed infill and its impact on the wetlands that exist on the site.

Mr. Martin echoed that he also has traffic concerns. Mr. Hitchcock stated they can continue to look at the circulation internally.

Ms. Westrick stated there was a traffic study done in another location near there and with mitigation, they are successful.

Ms. Fariello stated the project may be easier without a second drive thru and the applicant may want to direct all traffic through the parking lot to allow for better movement.

Ms. Bagramian stated the applicant needs to be aware of garbage placement and the ability of trucks to be able to pick up as well as access for delivery trucks.

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 Mr. Ophardt, adjournment of the meeting at 8:10 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on November 10, 2026.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

PROFESSIONAL STAFF, TOWN DESIGNATED ENGINEER & ADVISORY COMMITTEE COMMENTS

Review Comments by Permit#

Permit Number: SUP26-000009

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001580	SUP26-000009	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Preliminary	Planning Board Meeting	Melinda Acker		Check for wetlands, archaeological sensitive areas and endangered species as indicated on the EAF
26-001580	SUP26-000009	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Preliminary	SUP Review	Scott Reese	10/22/2026	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	SUP26-000009	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Preliminary	SUP Review	Scott Reese	10/22/2026	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	SUP26-000009	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Preliminary	Planning Director Plans Review	Melinda Acker	10/22/2026	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	SUP26-000009	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Preliminary	Planning Director Plans Review	Melinda Acker	10/22/2026	A highway curb cut permit is required to be obtained prior to the issuance of a building permit.
26-001580	SUP26-000009	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Preliminary	Open Space Plans Review	Jennifer Viggiani	10/22/2026	There is an existing multi-use path across the street, opposite from this proposed duplex.
26-001580	SUP26-000009	#2026-029 Parsons Moe Road Two Family	Special Use Permit - Preliminary	Zoning Plans Review	Scott Reese	10/23/2026	The proposed development complies with the building setback lines shown on the subdivision plat approved in 1993 and filed with the Saratoga County

		Home SUP					Clerk. The setback lines shown on the plat are more restrictive than the minimum setbacks currently required by Town Code Chapter 208; therefore, no modification to the approved plat setbacks is requested or required.
26-001580	SUP26-000009	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Preliminary	Stormwater Review	Scott Reese	10/23/2026	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	SUP26-000009	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Preliminary	Archeological Review	Melinda Acker	10/22/2026	Applicant should provide a sign off from SHPO
26-001580	SUP26-000009	#2026-029 Parsons Moe Road Two Family Home SUP	Special Use Permit - Preliminary	SEQR Review	Melinda Acker	10/22/2026	see comments from Town Designated engineer.

October 21, 2026

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

Re: 422 Moe Road Two-Family SUP
Tax Map ID 277.7-4-31.2
CP File: 2026-029

Dear Mr. Wilklow:

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

- Subdivision Plat, (1 Sheet) titled "Proposed Plat Plan Parcel #2 Subdivision of Lands of Sally M. Brothers", prepared by Gilbert Van Guilder Land Surveyors, PLLC, last dated October 9, 2026.
- Habitat Suitability and Wetland Assessment Report prepared by Gilbert Van Guilder Land Surveyors, PLLC, dated October 7, 2026.
- Elevation Image of similar building

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. The SEAF and EAF Mapper identify potential wetlands or regulated waters on or near the site and indicate the frosted elfin as a potentially occurring listed species. However, the subsequent habitat and wetland assessment concluded that the site and the area within 100 feet consist of closed-canopy forest, with no wetlands or frosted elfin host plants observed during field investigations. Based on these findings, the report determined that the likelihood of the species occurring on the site is minimal.

2. The SEAF also flags archaeological sensitivity, correspondence from SHPO should be provided.

SPECIAL USE PERMIT

3. In terms of compliance with Section 208-79. E Standards for Special Use Permits. The proposed duplex appears potentially compatible with the residential district, and the packet offers initial support regarding the residential nature of the use and access to public utilities.

4. A site plan showing landscaping or screening, and limits of clearing and grading, should be provided.

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: SUB26-000012

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001493	SUB26-000012	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	Melinda Acker	10/22/2026	The Parkland fee of $1,250 will be waived with the inclusion of a 10' Multi-use Trail Easement on the final plans.
26-001493	SUB26-000012	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	Melinda Acker	10/22/2026	Please indicate if the "alternate driveway" will be the main point of ingress/egress from Lot 1 or will the existing dirt driveway be improved and maintained.
26-001493	SUB26-000012	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Open Space Plans Review	Jennifer Viggiani	10/22/2026	Noted the 10-ft trail easement to be conveyed to the Town of Clifton Park. Please kindly provide a deed description of the easement area to the Planning Director and Town Engineer, for conveyance to occur prior to C.O. working with Town Attorney.
26-001493	SUB26-000012	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	10/23/2026	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	SUB26-000012	#2026-026 203 Vischer Ferry Road 2 Lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	10/23/2026	No Comment

October 21, 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:

- 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 October 7, 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. No comments.

SUBDIVISION

2. 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.

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: SPR26-000029

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Planning Director Plans Review	Melinda Acker	10/14/2026	Clarify parcel inclusion. Confirm whether the project site includes both 1523 and 1525 Crescent Road, as both parcels list XB Storage LLC as the last owner of record. The project narrative states that the proposal consists of both parcels, which may impact final 911 addressing and site identification numbering assigned.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Planning Director Plans Review	Melinda Acker	10/14/2026	Access modifications. The project narrative indicates that a new entrance is proposed west of the existing Crescent Vischer Ferry Road driveway, and the existing entrance will be closed. Internal drive aisles will serve parking and driveâ□□through lanes. Fiveâ□□foot sidewalks are proposed along the building frontage and will connect to the existing roadside path. These changes should improve traffic operations and visibility near the Exit 8 Iâ□□87 interchange and the adjacent overpass, where sight distance is currently constrained.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Planning Director Plans Review	Melinda Acker	10/14/2026	Request for fullâ□□site depiction. Recommend that the applicant provide a second plan sheet that clearly shows the entire property boundary for all parcels included in the application to improve clarity of review.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Planning Director Plans Review	Melinda Acker	10/14/2026	Overhead utility conflict assessment. The applicant should evaluate existing overhead utility lines at the frontage and traversing into the property in a northly direction at 1523 Crescent Road to determine whether any conflicts may arise with driveway relocation, grading, or other proposed site improvements.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Planning Director Plans Review	Melinda Acker	10/14/2026	County referral. Saratoga County Department of Public Works will be providing comments under the required 239â□□m referral to the Saratoga County Planning Board; those comments should be addressed as part of subsequent submissions.

26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Planning Director Plans Review	Melinda Acker	10/14/2026	Clearly label the Tenant 2 Drive-thru window. It is currently obscured by a text box on top of it. Please specify what type of Drive-thru business is anticiapted.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Planning Director Plans Review	Melinda Acker	10/14/2026	With two separate Drive -thru windows being proposed, there is concern for confusing or conflicting traffic patterns.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Planning Director Plans Review	Melinda Acker	10/14/2026	The applicant should contact the Town of Halfmoon to determine if any local approvals from that municipality are required.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Open Space Plans Review	Jennifer Viggiani	10/22/2026	Does the zoning allow for two (2) drive-thrus on one 4,000 sf building such as is proposed? It is a very intense drive-thru scenario proposed, and traffic analysis of these two (2) side-by-side proposed drive-thru uses, with turning movements and the existing volume and movements along Crescent Road (CR and State) and I-87 Exit SB exit Ramps, is warranted.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Open Space Plans Review	Jennifer Viggiani	10/22/2026	Thank you for noting the existing Town of Clifton Park Multi-Use Path (asphalt paved) along the property frontage. What is the slope of the pedestrian, 5-foot concrete sidewalk proposed along the entrance driveway? Will there be curbing? The design could be moved over and adjusted to be separated from the driveway, and allow for gentler slope that is more ADA accessible. Request that the actual pedestrian crosswalk over the internal vehicle circulation be moved over to provide a calmer, narrower location for pedestrians to cross from the "front yard" area and start heading into the parking field. Please lay out and show the entire pedestrian route from the closest front door to the multi-use path along Crescent Road.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd	Site Plan Review - Concept	Open Space	Jennifer Viggiani	10/22/2026	Fast food restaurants will be pedestrian and bicyclist generators in addition to vehicular. Show permanent bike parking conveniently

		4,000 SF Commercial Building w/ Drive thru		Plans Review			placed for patrons on bikes. This type of use will be attractive to nearby residential areas as well as vehicles traveling by, and pedestrian and bicyclist infrastructure should be provided clearly, and permanently on the site.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Open Space Plans Review	Jennifer Viggiani	10/22/2026	Please show in future iterations of this site plan, how the disturbed, existing Town of Clifton Park Multi-Use Bike path (asphalt-paved) will be restored in the location where the existing driveway will be removed, where the trail currently crosses.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Open Space Plans Review	Jennifer Viggiani	10/22/2026	Please show details on how the new proposed driveway will impact the existing, asphalt Multi-Use Path, and how the project will restore satisfactorily the trail route, with appropriate ramp/crossing markings and any other multi-use trail signage that may be warranted with the introduction of the new driveway. This Multi-Use Trail was a federally-funded locally administered project that needs to be designed for restoration with the new project proposed.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Open Space Plans Review	Jennifer Viggiani	10/22/2026	Will there be sufficient parking for employees supporting two (2) businesses, in addition to patrons?
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Open Space Plans Review	Jennifer Viggiani	10/22/2026	Has there been any consideration of a cross-access connection for vehicles to the adjacent Stewart's Shops business (behind their existing store)? Could there be mutual benefits to explore for both property owners?
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/23/2026	This parcel is located in the Neighborhood Business Zoning District (B-3).
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/23/2026	Pursuant to Town Code Section 208-37 B. Drive-in or fast-food restaurants are a permitted use. "Restaurant; restaurant, drive-in or fast-food; or barroom, provided that no portion of the portion of a building occupied by

		Building w/ Drive thru					such uses shall be located within 300 feet of the boundary line of any residential district" Pursuant to Town Code Section 208-7 Definitions 'RESTAURANT Any premises where food and/or beverages are commercially sold for on-premises consumption to patrons seated at tables or counters and where table service is provided. Any facility without table service or providing parking lot service to cars where the food is to be eaten outside of the structure and/or off the premises shall not be considered a restaurant for the purposes of this chapter and shall be deemed to be a drive-in or fast-food restaurant." "RESTAURANT, DRIVE-IN OR FAST-FOOD Any establishment whose principal business is the sale of foods, frozen desserts or beverages to the customer in a ready-to-consume state, usually served in paper, plastic or other disposable containers, for consumption within the restaurant building and elsewhere on the premises or for carryout."
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/23/2026	This parcel fronts on Crescent Road. Pursuant to Town Code Section 209-98, Special Setback Lines, no building shall be located closer than 130 feet from the centerline of Crescent Road. All building and parking setback dimensions shall be clearly shown and labeled on the plans for review. The plans shall also clearly identify the Town of Clifton Park/Town of Halfmoon municipal boundary.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Zoning Plans Review	Scott Reese	10/23/2026	The site plan currently depicts the property as a single parcel; however, Saratoga County tax records identify four separate parcels: Tax Map Parcels 284.-1-5, 284.-1-6, 284.-1-8, and 284.-1-42. Tax Map Parcel 284.-1-42 is located within the Town of Halfmoon and must remain a separate parcel. The plans shall clearly identify the Town of Clifton Park/Town of Halfmoon municipal boundary. In addition, the applicant shall clarify their intent regarding the proposed merger of Tax Map Parcels 284.-1-5, 284.-1-6, and 284.-1-8.

26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Stormwater Review	Scott Reese	10/23/2026	I support the stormwater and wetland-related comments contained in the MJ Engineering letter dated October 21, 2026. The applicant shall address these comments and provide the requested information in future plan submissions.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	Traffic Review	Melinda Acker	10/22/2026	A traffic impact study is recommended
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	ECC Review	Scott Reese	10/23/2026	The ECC notes that a portion of the site and land adjoining the site of the proposed action, contains wetlands or other waterbodies regulated by a federal, state or local agency. The applicant shall provide documentation that confirms the presence or absence of state and federally regulated wetlands adjacent to the project site. Additionally, a 100' wetland buffer should be clearly shown on plan if it is determined to be NYSDEC Jurisdictional wetlands.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	ECC Review	Scott Reese	10/23/2026	Provide documentation that the NYSDEC and/or USACOE have reviewed and determined that the wetland boundaries shown to be accurate. If a jurisdictional determination has been issued, provide copies to the Town for their records. If they are NYSDEC, it appears current operations are within the 100-foot adjacent area. Any disturbance of a jurisdictional wetland will require an appropriate permit.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	ECC Review	Scott Reese	10/23/2026	The ECC is in support of MJ Engineering's comment #13 (i.e. Traffic Impact Study).
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	ECC Review	Scott Reese	10/23/2026	Due to the probability of food and liquid wastes leaking from the on-site dumpster(s) into a storm water catch basin and/or surface water body, the ECC recommends the applicant enclose the area (i.e. roof) on an impervious surface with a berm surrounding the dumpster(s) that accept food and liquid wastes. If necessary, the Applicant will need

							to periodically pump out the accumulated wastes within the bermed area to avoid any overflow
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	ECC Review	Scott Reese	10/23/2026	The ECC requests the applicant provide the fall zone of the existing cell tower on the plan.
26-001834	SPR26-000029	#2026-033 1525 Crescent Rd 4,000 SF Commercial Building w/ Drive thru	Site Plan Review - Concept	ECC Review	Scott Reese	10/23/2026	The ECC requests a full planting plan to accompany the future submittals.

October 21, 2026

Mr. Luigi P. Palleschi, PE
ABD Engineers, LLP
411 Union Street
Schenectady, New York 12305

Re: 1525 Crescent Road Commercial Site Plan with Drive Thru
Tax Map ID 284-1-5, 284-1-6 and 284-1-8
CP File: 2026-033
MJ File: 700.449

Dear Mr. Palleschi:

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 October 05, 2026.
- Conceptual Site Plan Map titled "Batch Concrete Plant" as prepared by ABD Engineers and Surveyors , 2 sheets in total, and dated October 05, 2026.
- Project Narrative Statement dated October 05, 2026
- Town of Clifton Park Agricultural Data Statement and Control Form, BLANK
- Applicants Ethics Disclosure dated October 05,2026

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: Special use permit, site plan review, and SEQRA
    b. U.S. Army Corps of Engineers, New York District- Jurisdictional determination and if a Clean Water Act Section 404 authorization is required
    c. Saratoga County Sewer District #1: SCSD Connection
    d. Clifton Park Water Authority: Water Connection
    e. NYS Department of Transportation: Proximity to I 87
    f. Saratoga County Planning: GML 239-m referral
    g. Saratoga County Public Works- access to COUNTY Route 92
    h. NYS Dept of Environmental Conservation: Stormwater Discharge and Notice of Intent
    i. NYS Office of Parks, Recreation and Historic Preservation - Archeological sensitive area

    Additional agencies may be identified by the Town during its review of the project.

    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. 3. b- The response indicates that the acreage of physical disturbance will be 1.7 acres. As such, a project-specific stormwater pollution prevention plan (SWPPP) is required for review, and the project shall seek coverage under General Permit GP-0-25-001.The proposed action will create discharge from point or non-point sources. As such, it will be subject to the NYSDEC Phase II Stormwater Regulations and General Permit GP-0-25-001. Therefore, a full SWPPP will be required that addresses water quantity and quality controls. As the project proceeds through the Town's regulatory review process, a fully conforming SWPPP shall be provided for review.

3. Part 1. 10- The response indicates the project will connect to an existing public water supply/ The applicant will need to prepare the appropriate technical studies to confirm adequate capacity exists to service the project. It is recommended that the Town be furnished with documentation that the Clifton Park Water Authority is willing and capable of service this project.

4. Part 1. 11 - The response indicates that the project will connect to existing wastewater facilities. The applicant will need to prepare the appropriate technical studies to confirm adequate capacity for this project. It is recommended that the Town be furnished with documentation that the Clifton Park Water Authority is willing and capable of servicing this project.

5. Part 1. 12.b – The Response indicates that the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory, as such correspondence may be required from NYS Office of Parks, Recreation and Historic Preservation / SHPO

6. Part 1.13. a - The response indicates that a portion of the site or land adjoining the site of the proposed action, contains wetlands or other waterbodies regulated by a federal, state or local agency. The applicant should provide documentation that confirms the presence or absence of federally regulated wetlands adjacent to the project site. Additionally, a 100' wetland buffer should be clearly shown on plan to confirm.

7. Part 1.13. b- The response indicates that the proposed action physically alter, or encroach into, any existing wetland or waterbody as such a NYSDEC jurisdictional determination may be required.

8. No further comments at this time.

SITE PLANS

<u>General</u>

9. The project is located within the Town's Neighborhood Business District (B-3) zoning district. The proposal for a restaurant with drive thru appears to be a permitted use as noted in Section 208-37 of the Town's Zoning.

10. Based upon a review of the lot configuration, it appears the minimum bulk lot requirements as

identified in Section 208-38 of the Town's Zoning are satisfied.

11. A lot consolidation will be required as part of this application and should be reviewed and approved by the Town's Planning and Zoning Department prior to final action on the proposed development.

12. It appears that vehicles utilizing the drive-thru lane for the westernmost Tenant 1 space will be required to bypass vehicles queued at Tenant 2, resulting in both traffic streams potentially circulating around the restricted northeast corner of the site. The applicant should clarify the intended internal traffic circulation pattern and demonstrate how vehicle movements for both tenants will operate safely and efficiently without conflicts.

13. This project may have a cumulative impact on the level of service of the adjacent roadways. As such, it is recommended that a traffic impact study be completed or revised that assesses peak hour vehicle trips, site distance and accident data. Other projects within the vicinity should also be considered in the analysis including the previously approved convenience store an Dunkin. The findings of the study should be provided to Saratoga County Highway and Region 1 office of the NYSDOT for input.

14. The proposed entrance on Crescent Road (County Route 92) is proposing to allow both a left and right out. This should be reviewed by the County and NYSDOT to confirm its acceptability.

15. Provide notation on subsequent plans indicating that all work proposed within the County Route 92 right-of-way are subject to a highway work permit issued by the County Highway Department and/or NYS Department of Transportation.

16. Identify the individual or firm that performed the wetland delineation and provide the date on which the delineation was completed.

17. Provide documentation that the NYSDEC and/or USACOE have reviewed and determined that the wetland boundaries shown to be accurate. If a jurisdictional determination has been issued, provide copies to the Town for their records. If they are NYSDEC, it appears current operations are within the 100 foot adjacent area.

18. The project will disturb more than 1-acre of land. As such, it will be subject to the NYSDEC Phase II Stormwater Regulations and General Permit GP-0-25-001. Therefore, a full SWPPP will be required that addressed water quantity and quality controls. As the project proceeds through the Town's regulatory review process, a fully conforming SWPPP shall be provided for review.

19. Please confirm whether a separate dumpster enclosure will be provided for each tenant, or if the tenants will share a common dumpster enclosure. If a shared enclosure is proposed, demonstrate that it has adequate capacity and accessibility to accommodate the waste disposal needs of both tenants.

20. Subsequent plans shall describe or illustrate the project's proposed landscaping to ensure conformance with Section 208-39 of the Town Zoning.

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

22. 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.

23. 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.

24. Show where snow storage is being provided within the project site.

25. 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. Determine if a Knox Box is required based upon the building arrangements, occupancy and materials of construction. If one is required, its location is subject to the review and approval of the Fire Chief.
    b. 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.
    c. Section 912.2 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.
    d. Identify the actual height of the buildings. If greater than 30-feet in height above the average grade plan, aerial apparatus access shall be provided that is between 15 and 30 feet of one entire side of the building in accordance with Appendix D105 of the NYSFC. If aerial apparatus access is required, its location shall be identified on the plans.
    e. Provide a turning template analysis for the largest emergency vehicle that may respond to an event at the site.

26. Considering the plan submitted is conceptual in nature, we will reserve further comments until more detailed plans and reports are submitted. Subsequent submissions shall include information as outlined in Section 208-115 of the Town zoning specific to site grading, lighting, erosion control and stormwater management to fully assess the design and its compliance to the applicable standards.

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