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

PLANNING BOARD

DENISE BAGRAMIAN
Chairwoman

VIDA SHEEHAN
Attorney

PAULA COOPER
Secretary



MEMBERS
Emad Andarawis
Eric Ophardt
Heather Fariello
Mario Fantini
Keith Martin
Lisa Westrick
Matthew Luke (alt.)

Planning Board Minutes
November 12, 2025

Those present at the November 12, 2025 Planning Board meeting were:

Planning Board: D. Bagramian, Chairwoman, H. Fariello, E. Ophardt, K. Martin, M. Fantini, L. Westrick, Matthew Luke (alternate)

Those absent were: E. Andarawis

Those also present were: J. Scavo, Director of Planning
W. Lippmann, M J Engineering and Land Surveying, P.C.
V. Sheehan, Counsel
P. Cooper, Secretary

Ms. Bagramian, Chairwoman called the meeting to order at 7:00 p.m. All in attendance stood for recitation of the Pledge of Allegiance.

Minutes Approval:

Ms. Fariello moved, seconded by Ms. Westrick, approval of the minutes of the October 28, 2025 Planning Board meeting as written. The motion was unanimously carried.

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Public Hearing:

None

Old Business:

#2025-022 471 Grooms Road Duplex Special Use Permit (SUP)

SBL: 278.-1-45 Applicant is proposing to construct a residential Duplex, 471 Grooms RD, Zoned: R1 - Residential, Status: Final Applicant: Manny Topsoil and Gravel, Consultant: Advanced Engineering – N. Costa Last Seen On: 09/23/2025

Consultant/Applicant Presentation:

Mr. Nick Costa stated that the applicant has made changes since the last meeting. He stated the driveway has been moved away from the intersection as the Board had requested and landscaping has been addressed. Mr. Costa stated that the parcel is 0.99 acres and the applicant is requesting a Special Use Permit (SUP) for the developable land to construct a duplex structure. Mr. Costa stated the changes made are substantial and he understands they were needed for safety.

Staff and Professional Comments:

Certain staff comments were highlighted by John Scavo, Director of Planning & Zoning, and MJ Engineering, the Town Designated Engineer. Copies of all remarks read into the record for the agenda items are included and attached to these minutes.

Public Comments:

No public comment.

Planning Board Review:

Ms. Bagramian stated the applicant is already doing work on the site and the fill that has been brought in concerns her with drainage to the neighboring properties. Mr. Costa stated that stormwater will drain to the rear of the parcel and that this area of isolated wetlands may have been an old drainage system for the Northway that has been blocked and that is why there is an isolated wetland. Mr. Costa stated they can grade out a swale to have the water go to the rear of the property and for better ensuring it does not go to neighboring properties. Ms. Bagramian stated she does not want to cause neighbors issues and would like to see something to mitigate this. Mr. Costa stated it appears to currently travel to the east but a swale may also mitigate where it will travel.

Ms. Fariello thanked the applicant for moving the driveway as far east as possible on the property.

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Mr. Martin asked that the process is to establish the property for development and must manage stormwater runoff. Mr. Scavo stated the applicant would work with Zoning to manage the drainage from south to east. Mr. Costa stated the water currently drains to the east.

Mr. Ophardt asked whether the applicant proposes to replace the current blocked driveway pipe with a new one. Mr. Scavo stated the County is looking at this and will most likely require its replacement under the conditions of a driveway permit. Mr. Costa stated a replacement pipe may help with the water concerns of the neighbors and the Planning Board, as well. Mr. Ophardt stated the current water flows west to east, parallel to Grooms Road, and likely ends in the non-jurisdictional wetlands to the east of the applicant's property. Mr. Costa stated this is what they are proposing. Mr. Ophardt expressed his concerns about where this water would eventually be moved to should the applicant desire to develop the two remaining parcels nearest the Northway.

Mr. Fantini stated that public comments have mentioned the traffic is a concern at the intersection on Grooms Road and Lapp Road. Mr. Costa stated that they have pushed back the driveway to help with the traffic flow.

Mr. Martin stated he agrees with Mr. Fantini's concerns and stated it can be a nightmare now at times so a driveway is a concern.

Mr. Fantini asked the applicant to go through the SUP criteria with him to ensure all have been addressed. Mr. Scavo pulled up the criteria for all to view. Mr. Fantini went through the criteria and highlighted parts a, b, and g and stated that all major concerns in the criteria are met so he is satisfied.

Ms. Bagramian stated that in the absence of Mr. Andarawis tonight, Mr. Luke would be a voting Board member.

Ms. Fariello offered Resolution #12 of 2025, second by Mr. Luke, to waive the final hearing this application and to grant preliminary and final approval of the special use permit, conditioned upon satisfaction of the comments offered by the Planning Board, Planning Department, and Town Designated Engineer, including submitting the landscaping plan for approval to the Planning Department prior to the stamping of the Special Use Permit.

Conditions:

1. The Planning Board affirmed the following statement within its Notice Of Decision, as offered by John Scavo, Director of Planning & Zoning in his recommendations regarding the parcels located east of 471 Grooms Road: The Board's concerns focus on the potential future accommodation of two additional duplex structures on these adjacent lots which appear to be significantly constrained by limited lot area, the presence of non-jurisdictional wetlands, and dimensional setback requirements. The Board emphasizes that

approval of the current application does not imply, nor establish precedent for, approval of similar development on the remaining parcels.

Each parcel must be evaluated independently, and any future applications will be subject to a comprehensive review process that includes site specific analysis, public input, and compliance with all applicable zoning and land use regulations. In accordance with New York State Town Law and the Town of Clifton Park's established planning procedures, the Board reiterates that Special Use Permit approvals are discretionary and must be based on the unique characteristics of each site. The Board reserves the right to assess future proposals on their own merits and to determine whether the proposed use is appropriate given the physical constraints and planning objectives for the area.

2. Pursuant to the Saratoga County Planning Board's statement, the applicant will need to obtain the Highway Work Permit from the Saratoga County Public Works Department prior to construction.
3. Add a note to the plan stating: Erosion and Sediment Control Note: Contractor shall install and maintain basic erosion and sediment control measures, including but not limited to silt fencing, stabilized construction entrances, and temporary soil stabilization as necessary to minimize off-site impacts. These measures are intended to limit the likelihood of sediment transport or runoff affecting adjacent properties and downslope isolated water bodies during construction of the residential structure and associated improvements. Controls shall be inspected regularly and adjusted or replaced as conditions warrant ensuring continued effectiveness, until permanent stability is achieved.
4. Add a note to the plan stating: Drainage Swale Requirement: the applicant shall provide a properly graded drainage swale along the western property line. The swale must be designed to capture and convey stormwater runoff generated by the elevated portion of the property located east of the swale. The swale shall direct this runoff toward the rear of the property, where is currently collects in the existing isolated water body. The design should ensure positive drainage, prevent ponding along the property line, and maintain the natural flow pattern to the rear collection area.
5. Stormwater Clarification: prior to stamping the final plan, the applicant shall provide a written statement for inclusion in the Planning Board Project File, as requested by the Town's Stormwater Administrator. This statement must clarify that the current application is not being coordinated with, nor considered part of, a larger common plan of development involving the adjacent lots from the original three lot subdivision.
This clarification is necessary to confirm that the project does not trigger the requirement for a Full Stormwater Pollution Prevention Plan (SWPPP) under applicable regulations. The written statement shall be submitted to the Planning Department and placed in the official record to ensure transparency and compliance with stormwater management requirements.

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Roll Call:

D. Bagramian – Yes

L. Westrick – Yes

H. Fariello – Yes

E. Andarawis – Absent

E. Ophardt – Yes

K. Martin – Yes

M. Fantini – Yes

M. Luke (alt.) – Yes

The motion is carried.

Mr. Ophardt moved, second by Ms. Westrick, to waive the final hearing for this application for the site plan review of 471 Grooms Road Duplex Special Use Permit, and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. The Planning Board affirmed the following statement within its Notice Of Decision, as offered by John Scavo, Director of Planning & Zoning in his recommendations regarding the parcels located east of 471 Grooms Road: The Board's concerns focus on the potential future accommodation of two additional duplex structures on these adjacent lots which appear to be significantly constrained by limited lot area, the presence of non-jurisdictional wetlands, and dimensional setback requirements. The Board emphasizes that approval of the current application does not imply, nor establish precedent for, approval of similar development on the remaining parcels. Each parcel must be evaluated independently, and any future applications will be subject to a comprehensive review process that includes site specific analysis, public input, and compliance with all applicable zoning and land use regulations. In accordance with New York State Town Law and the Town of Clifton Park's established planning procedures, the Board reiterates that Special Use Permit approvals are discretionary and must be based on the unique characteristics of each site. The Board reserves the right to assess future proposals on their own merits and to determine whether the proposed use is appropriate given the physical constraints and planning objectives for the area.

2. Pursuant to the Saratoga County Planning Board’s statement, the applicant will need to obtain the Highway Work Permit from the Saratoga County Public Works Department prior to construction.
3. Add a note to the plan stating: Erosion and Sediment Control Note: Contractor shall install and maintain basic erosion and sediment control measures, including but not limited to silt fencing, stabilized construction entrances, and temporary soil stabilization as necessary to minimize off-site impacts. These measures are intended to limit the likelihood of sediment transport or runoff affecting adjacent properties and downslope isolated water bodies during construction of the residential structure and associated improvements. Controls shall be inspected regularly and adjusted or replaced as conditions warrant ensuring continued effectiveness, until permanent stability is achieved.
4. Add a note to the plan stating: Drainage Swale Requirement: the applicant shall provide a properly graded drainage swale along the western property line. The swale must be designed to capture and convey stormwater runoff generated by the elevated portion of the property located east of the swale. The swale shall direct this runoff toward the rear of the property, where it currently collects in the existing isolated water body. The design should ensure positive drainage, prevent ponding along the property line, and maintain the natural flow pattern to the rear collection area.
5. Stormwater Clarification: prior to stamping the final plan, the applicant shall provide a written statement for inclusion in the Planning Board Project File, as requested by the Town’s Stormwater Administrator. This statement must clarify that the current application is not being coordinated with, nor considered part of, a larger common plan of development involving the adjacent lots from the original three lot subdivision.
This clarification is necessary to confirm that the project does not trigger the requirement for a Full Stormwater Pollution Prevention Plan (SWPPP) under applicable regulations. The written statement shall be submitted to the Planning Department and placed in the official record to ensure transparency and compliance with stormwater management requirements.

Ayes: 7

Noes: 0

The motion is carried.

New Business:

None

Discussion Items:

Mr. Scavo explained that recent discussions have focused on the challenge of preserving mature trees within new development projects. He noted that development patterns from the 1970s

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through the early 1990s often allowed for greater flexibility in working around existing natural features, including older trees. In contrast, current stormwater management regulations require that all runoff be contained and treated entirely within the project site. These stricter standards significantly influence site design and grading, making it more difficult to maintain the natural land contours that support mature tree preservation.

Mr. Scavo congratulated Mr. Fantini on his move to his new position in January.

Mr. Scavo stated there is a save the date for February 11, 2026 for the Planning Conference.

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 7:22 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on November 25, 2025.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

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

Review Comments by Permit#

Permit Number: SUP25-000019

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo		No wetlands, streams, or floodplains indicated.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo		Work within ROW subject to Town Highway permit and NYS DOT Highway Work Permit.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo		SWPPP compliance required during construction.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo		No historical or current records indicating mention of hazardous materials or sensitive habitats present or adjacent to the project site.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SEQR Review	John Scavo		Based on the above information I have provided a Draft SEQR Notice of Non-Significance and a completed SEAF Parts II & III for the Planning Board's consideration for adoption.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	SUP Review	Scott Reese	10/30/2025	This Special Use is permitted per Town Code 208-22 4. A identifies a drive thru restaurant as a special use pursuant to chapter 208-22 5 G. Restaurant establishments with drive-thru services shall locate such service at the rear of the building and screened from view as directed by the Planning Board. Drive-thru

							facilities are encouraged to utilize one curb cut where possible.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Planning Board will close SEQR before opening the public hearing required for both the special use permit and subdivision applications.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Public Hearing for Special Use Permit and Subdivision will be scheduled upon submitting a new permit to appear before the Planning Board for Preliminary and Final consideration on pending applications.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Site Plan consideration for preliminary and final will also be considered.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Saratoga Co. Planning Board issued a recommendation that the project has no inter community or county wide impacts.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Respond to technical comments raised in writing by MJ Engineering and any offered by Town Staff.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Finalize the Form Based Code requirements checklist with required/provided columns so at the Planning Board Meeting the waivers authorized to be issued by the Planning Board are clearly documented for the record.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Finalize architectural drawings and elevations to be attached to the final site plan, and special use permit for stamping purposes, once approved.

		(Taco Bell & 7Brew)					
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Ensure the assigned postal verification number of 813 NYS Route 146 is shown and labeled for the Taco Bell lot and 811 NYS Route 146 is shown and labeled for the 7-Brew lot on the site plan and subdivision plans
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Planning Director Plans Review	John Scavo	11/04/2025	Verify the constructability of the sidewalk plan and detail as proposed, specifically resolve any utility conflicts (i.e. catch basin or light pole) that may conflict with the design location as shown.
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Postal Verification	John DeSimone	11/07/2025	Please reference and follow approved postal verification in documents
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	ECC Review	Scott Reese	11/20/2025	See ECC comments in SPR25-000037
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Stormwater Review	Scott Reese	11/20/2025	See stormwater comments in SPR25-000037
25-000733	SUP25-000019	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Special Use Permit - Revised Preliminary	Zoning Plans Review	Scott Reese	11/20/2025	See zoning comments in SPR25-000037

Review Comments by Permit#

Permit Number: SPR25-000037

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	Planning Director Plans Review	John Scavo	11/04/2025	In a Letter dated September 19, 2025 the Saratoga Co. Planning Board offered a recommendation noting that the project will have no significant county-wide or intercommunity impact.
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	SEQR Review	John Scavo	11/04/2025	Need to finish SEQR review prior to opening public hearing.
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	Postal Verification	John DeSimone	11/07/2025	Please reference approved postal verification in documents
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	ECC Review	Scott Reese	11/20/2025	The ECC recommends that the applicant provide a comprehensive traffic study that incorporates the already increased volume of traffic precipitated by the new businesses and proposed businesses in this area. The ECC notes that other communities where drive through coffee businesses (7Brew) have been implemented have experienced significant traffic volume increases. Historically, Taco Bell has experienced significant traffic volumes. This project will invariably result in additional traffic volumes on top of an already congested site. It is critical that a study be performed to understand the impacts on the Old rt 146 intersections direct adjacent to the project site. Additionally, accidents have been reported at the intersection of NY Rt 146 and Clifton Country Road creating a higher risk area.
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial	Site Plan	ECC Review	Scott Reese	11/20/2025	The ECC observes that there is a significant loss of greenspace in an area that already lacks greenspace. Per the Town Center "This

		Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Review - TAC				boulevard is designed to showcase the large lawns, shade trees, planted medians and a multiuse path as a "park like" setting fronted on either side by continuous shop fronts and sidewalks." This project currently does not accomplish this objective. The ECC emphasizes the need for shade trees and therefore recommends transplanting the existing mature Maple trees along the proposed sidewalk area by Clifton Country Road. A preservation of these mature trees is consistent with the Town designation as a Tree City USA community.
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	ECC Review	Scott Reese	11/20/2025	The ECC notes that there is an island between the two establishments and recommends utilizing this space to provide additional greenspace with the planting of native shrubs. This will also provide a traffic buffer measure clearly demarcating the entrance and exit lanes of the two establishments.
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	Zoning Plans Review	Scott Reese	11/21/2025	The applicant has listed several non-compliant dimensional standards for proposed development on Sheet C-103. The Planning Board has the authority to modify dimensional standards Per Town Code Chapter 208-21 (3.)
25-000733	SPR25-000037	#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)	Site Plan Review - TAC	Stormwater Review	Scott Reese	11/21/2025	Provide written responses to the individual comments in MJ Engineering letter dated October 3rd, 2025.