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Town of Clifton Park Planning Board
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Emad Andarawis
Eric Ophardt
Heather Fariello
Denise Bagramian
Keith Martin
Lisa Westrick
Joanne Coons (alt.)

Planning Board Minutes
April 28, 2026

Those present at the April 28, 2026 Planning Board meeting were:

Planning Board: R. Ferraro, Chairman, E. Andarawis, H. Fariello, E. Ophardt, K. Martin,
D. Bagramian, L. Westrick,

Those absent were: Joanne Coons (alternate)

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

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

Minutes Approval:

Mr. Andarawis moved, seconded by Ms. Fariello, approval of the minutes of the March 24, 2026 Planning Board meeting as written. The motion was unanimously carried.

Public Hearing:

#2026-009 18 Robinson Street 2 Lot Subdivision

SBL: 282.14-1-6.1 Applicant proposes a 2 lot subdivision, 18 Robinson St., Zoned: CR - Conservation Residential, Status: Preliminary Last Seen On: 03/10/2026

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. Bagramian, to establish the Planning Board as Lead Agency for this application, an Unlisted action, and to issue a negative declaration pursuant to SEQRA.

Mr. Ferraro called the public hearing to order. The Planning Director read the public notice as published in the Times Union on April 18, 2026.

Consultant/Applicant Presentation:

Brendan Nally stated he bought the property and wants to subdivide it. He stated there was a Town meeting last night about putting an easement through his land. He stated it was a good turnout. Mr. Nally stated that he can put in a basic erosion and sediment control plan in place according to DEC standards as the Board had requested at the time of applying for a building permit for the new home. He stated there was a comment on tie lines and he stated the surveyor looked at it and submitted it after being stamped. He stated he is hoping to have Board approval.

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:

Raymond Seymour, Nadler Road, stated he is here tonight speaking on behalf of The Open Space, Trails, and Riverfront Committee. He stated they had a meeting last night with the applicant and the neighbors. He stated after the meeting the Committee has withdrawn their request for a trail access easement. He stated there is an existing easement and it is across private

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property and the neighbors there are okay with this. Mr. Ferraro thanked the Committee for the meeting and he had been at the meeting as well.

There being no additional public comment, Ms. Fariello moved, second by Mr. Ophardt, to close the public hearing. The motion was unanimously carried.

Planning Board Review:

The Board had a discussion about Town access and the subdivision lines with the Planning Director.

Ms. Fariello stated she has no issues with the subdivision.

Ms. Bagramian stated she feels this is a straight forward application.

Mr. Ferraro stated he appreciated the meeting last night and this helps with the decision making process for the application. He stated he appreciates the withdrawal of the request by the Open Space, Trail and Riverfront Committee. He stated the existing access from Camp Road is beneficial.

Mr. Ophardt offered Resolution No.2 of 2026, seconded by Ms. Bagramian to waive the final hearing for this application at 18 Robinson Street, for a 2 Lot Subdivision, and to grant preliminary and final subdivision approval condition 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.

Roll Call:

R. Ferraro - Yes

E. Andarawis - Yes

E. Ophardt - Yes

H. Fariello - Yes

K. Martin – Yes

D. Bagramian - Yes

L. Westrick – Yes

J. Coons (alternate) - Absent

Ayes _____7_____

Noes: _____0_____

The resolution is carried.

Old Business:

#2026-005 898 Route 146 Office Accessory Building Site Plan

SBL: 271.-4-20 Applicant proposes a 2,400± SF accessory building to be placed adjacent to the existing office building. 898 Rt 146, Zoned: B1 - Business Non Retail 1, Status: Preliminary Last Seen On: 3/10/26

Consultant/Applicant Presentation:

Joe Dannible, EDP, stated he was present to represent a site plan application for an accessory building. He stated the applicant is proposing a 2,400 sf building and it has been determined this fits in the description of an accessory building and variances needed have been obtained by the ZBA. Mr. Dannible stated they will provide 4 additional parking spaces for a total of 19. He stated there is an existing curb cut on Route 146 that they will be paving to connect to and to keep the access easement that is currently from 900 Route 146 that provides better emergency access and deliveries. Mr. Dannible stated that he has received a letter from MJE stating they have met all of their comments and they are looking for approval tonight.

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 comments.

Planning Board Review:

Mr. Ophardt asked if there are any architectural renderings for the new building. Mr. Dannible stated it would match the existing office building but there are no new renderings beyond the concept plan elevation provided with the prior submission. Mr. Ophardt verified the accessory use would be storage space and have a water bar architectural feature on the exterior. Mr. Dannible stated it would match the existing building style and garage doors would be facing away from the road.

Mr. Ferraro asked if commercial uses are required to have a façade rendering as a part of the process. Mr. Dannible stated it is the applicant's understanding that accessory structures do not require renderings under the Town Code, only a primary structure. Mr. Ferraro stated this building is larger than the existing building.

Mr. Ophardt stated there is no landscaping plan. Mr. Dannible stated it is on Sheet 7 of 12 and described the landscaping plan in detail. Mr. Scavo pulled up on the screen what Mr. Dannible was referring to.

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Mr. Martin referred to 208-33 (d) and read through it for discussion. Mr. Dannible stated the building is half the size of buildings on the adjacent parcel and this is designed by the same architect and builder that constructed the adjacent parcel to the west and south.

Mr. Ferraro stated that the adjacent parcels are not visible from the road. Mr. Dannible asked if the Board is looking for something different. Several Board members expressed concerns of the visual impacts and the location to adjacent property owners. He stated the applicant has done buffering and since the building is 10' from property line they add plantings next to the building and property line. He stated the applicant is only showing one row and stated they are cedar trees and are narrow. Ms. Bagramian stated she feels there is enough buffer as they are trying to soften it, not hide it.

Mr. Ophardt stated the adjacent site is taller and larger than this.

Mr. Ferraro stated the loss of landscaping due to the driveway is a concern. He asked why they want a separate driveway. Mr. Dannible stated that in its configuration it is difficult for deliveries to enter the property and provides better access for emergency access. He stated there is an existing curb cut, and sometimes people get confused for finding the business. Mr. Ferraro asked why deliveries have trouble accessing the site. Mr. Dannible stated that tractor trailers need to back into the site as they have a wider turning radius and there is a loop drive available now and showed an example. He stated the deliveries are mostly once per month but they have larger equipment being delivered for large customers. Mr. Ferraro stated the Board likes to see shared driveways to minimize conflict points in a busy corridor so this seems like it is doing the opposite.

Ms. Fariello stated the fire access cannot go backwards so this is an improvement to enable them to access the site more readily.

Ms. Bagramian stated there is already a curb cut and with school traffic this may be more beneficial. Mr. Dannible stated that the buildings were all initially owned by the same business partners and shared the property and shared the drive. He stated over time the properties got sold separately. He stated he feels this is the best for the property.

Mr. Andarawis asked why there is no access provided from the adjacent pediatrics business for emergency. He stated these are good reasons for wanting the curb cut but as to why not the pediatrics, Mr. Dannible stated there are trees that need to be cut down and to access the adjacent property's drive so it is not really that more beneficial.

Ms. Westrick stated that the drive seems narrower than the current. Mr. Dannible stated the access is 26' wide.

Mr. Andarawis stated less curb cut across the sidewalk would be better but this is important to the site.

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Mr. Martin asked if the number of trees for this proposal are the same amount as if the building would have an addition. Mr. Dannible stated they would be similar. Mr. Dannible stated there are more trees on these 2 properties than on any other site on Route 146.

Ms. Bagramian asked how many trees would be planted. Mr. Dannible stated 16 cedars and 40 new plants in total. Ms. Bagramian stated that too many plantings in the front would block traffic view. Mr. Dannible showed what trees would be removed and which would stay. Mr. Martin stated that information was helpful.

Mr. Ferraro asked if lighting had been mitigated. Mr. Dannible stated the only additional light would be added except for on the building.

Mr. Andarawis asked if the applicant would consider street trees along the driveway or the sidewalk out front to promote the walkability of the area. Mr. Dannible stated he could consider this but it is difficult in shaded areas. Mr. Martin stated he walks there and it is a location he likes to pause at.

Ms. Bitter asked if there was an actual agreement for the shared drive. Mr. Dannible stated there is.

Ms. Fariello moved, second by Ms. Westrick, to establish the Planning Board as Lead Agency for this application, an Unlisted action and to issue a negative declaration pursuant to SEQRA.

Mr. Ophardt moved, second by Mr. Andarawis, to waive the final hearing for this application for the site plan review of 898 Route 146 Office Accessory Building Site Plan, and to grant preliminary and final site plan approval conditioned upon satisfaction of all comments provided by the Planning Department, Town Designated Engineer, and all items listed in the final comment letter issued by the Planning Department.

Conditions:

1. No additional pole mounted lighting or building wall pack lighting beyond lights for the accessory building doors
2. Add an ornamental tree (crab apple or similar species) planting in the green front lawn area of the existing main office building and East of the new driveway area
3. Mark trees to stay prior to clearing and grading activities for construction of the new driveway area to avoid inadvertent removal or damage
4. The accessory structure will be designed to reflect the same style and character as the main office building, featuring a water bar, matching vinyl siding, garage doors oriented away from NYS Rt. 146, and a pedestrian access door with a glass design.

Ayes: 7

Noes: 0

The motion is carried.

Old Business:

#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru

SBL: 284.-1-9.1 Applicant proposes to redevelop the site with a new +/-5,850 SF. QuickChek and +/-1,850 SF. Dunkin restaurant with Drive Thru, 1532 Crescent Rd , Zoned: B3 - Neighborhood Business, Status: Revised Concept Last Seen On: 01/13/2026

Consultant/Applicant Presentation:

Andy Brick, Brick Law Firm, stated he was present on behalf of the applicant and stated Stewart Kimmel from QuickChek is also in attendance to answer any questions. He stated Tim Freytag from Bohler Engineering is attending the meeting as well as others from the design team. Mr. Brick stated since this was last seen they have received the area variance needed by the Zoning Board of Appeals based on the zoning interpretation from the Town's Zoning Administrator.

Mr. Brick stated that since the application was last reviewed, the Zoning Board of Appeals (ZBA) decision has been legally challenged through the filing of an Article 78 proceeding, with a court hearing scheduled for May 13. He explained that, in connection with this challenge, the petitioners obtained a temporary restraining order issued by Judge Walsh. This order prohibits the Town from taking any action on the site plan, including the adoption of resolutions. Mr. Brick clarified that while the applicant is not seeking approval at this time, they are permitted to continue advancing the application through discussions only. He noted that the purpose of their appearance before the Board is to present revisions and updates to the project for discussion.

Mr. Scavo stated this decision to grant a temporary restraining order was notified to the Town at 1:40 p.m. today. Ms. Bitter stated there is no legal issue with the Board hearing changes made and giving their comments and suggestions. She stated the Board cannot offer any resolutions tonight.

Mr. Freytag stated he last appeared before the board on behalf of the applicant in January and noted the application proposes the redevelopment of the site with a new 1,875 sf restaurant with a drive thru for Dunkin Donuts, which is present at the site currently, and under this redevelopment site plan, Dunkin Donuts have its own free standing building. Mr. Freytag stated that the proposal includes construction of a 5,852± square foot convenience store with associated gas fueling stations. He noted that the revised plan represents a reduction in overall building square footage and an increase in available green space, characterizing the project as a positive redevelopment of a currently developed, vacant site.

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Mr. Freytag explained that site circulation remains generally consistent with the layout previously reviewed by the Board, while the building size has been reduced. He further stated that the number of fuel pumps and nozzles has been decreased in accordance with approvals granted by the Zoning Board of Appeals, which also resulted in a corresponding reduction in canopy size.

He noted that the previously requested front parking setback and side yard setback variances have been eliminated from the application. Mr. Freytag also explained that new pedestrian access has been incorporated, providing connections from adjacent roadways to the existing sidewalk network.

Mr. Freytag stated that comments received to date are largely technical in nature and will be addressed in writing. He added that the proposed hatched striping area on the site plan reflects the reduction in pump area and is intended to improve site operations, including snow removal.

He concluded by noting that the increase in landscaped and pervious areas will benefit stormwater management, and that a full Stormwater Pollution Prevention Plan (SWPPP) has been submitted and is currently under review.

Wendy Holsberger, Traffic Engineer for the project with Lansing Engineering, stated she was present to address traffic-related concerns. She noted that while M.J. Engineering comments have been received, the traffic study remains under their review. She also highlighted comments issued by the Saratoga County Planning Board (SCPB), which she felt warranted further discussion with the Planning Board.

Ms. Holsberger explained that the traffic analysis evaluated nearby intersections, including John McKenna Way and adjacent driveways. The study found that there would be minimal change in traffic conditions, as the Dunkin' Donuts is an existing use and the proposed convenience store and fueling station are considered pass-by uses. As such, the project is not expected to generate significant new traffic, but rather serve existing traffic traveling through the corridor. She further stated that the analysis included consideration of traffic patterns in both the Towns of Clifton Park and Halfmoon and concluded that no mitigation measures are required at this time. The existing signalized intersection was determined to be adequate to accommodate the proposed development.

Ms. Holsberger noted that the SCPB indicated they had not yet reviewed the traffic study. She stated that the study has since been provided to both the SCPB and the Department of Public Works (DPW) for review. She added that the SCPB recommended elimination of the proposed right-in/right-out access on Crescent Road; however, the applicant believes this access point will be utilized and is important for internal site circulation. She explained that removing this access would likely result in all Dunkin' Donuts traffic being directed through the gas station area, creating additional internal conflicts, an outcome the applicant seeks to minimize, although she

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acknowledged it may still occur to some extent. Ms. Holsberger emphasized that the applicant is not proposing full access onto Crescent Road, but rather a restricted right-in/right-out driveway, consistent with access patterns observed at other nearby commercial properties along the corridor.

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:

Helen Heinz-Ferrell, 33 Wellington Court, stated she lives behind where this is being proposed. She stated that her and neighbors do not agree with the proposal and for the ZBA's decision. She stated they felt so strongly about this that they filed an Article 78 on April 17. She stated that they feel this should have been a use variance and not an area variance. Ms. Ferrell stated they agree with the Zoning Boards Attorney and they had a petition signed by over 500 people. She stated they love the idea of the store but not the gas station. She is happy to see that the Planning Board is still hearing comments on the project even though it cannot move forward at this point. Ms. Ferrell stated this is a big deal and is glad the Board is looking at pedestrian safety and gave examples.

Ralph Reale, 13 Hiawatha Drive, stated he has concerns about adding another gas station in a 3 mile area and stated that Planning should consider this to keep balance of business in an area. He stated they don't need another gas station. He stated he does not like the right in and feels people westbound will go in even though it is illegal, he has seen it before. Mr. Reale stated he wants adequate green space in the area and has concerns about noise, especially the dumpsters, as they are loud when they are emptied as the trucks come early to empty them. Mr. Reale asked how a tanker truck would come in and out of the site and would like to see a discussion on this without going over opposing lanes of traffic. Tom Burke, the property owner and owner/operator of the Dunkin Donuts establishment, stated that the Saratoga County Planning Board did not recommend eliminating access from Crescent Road, but instead requested further evaluation of the proposed access point. He noted that the County has since been provided with additional information for their review and determination. Mr. Burke emphasized that the existing right-out movement is already in place and provides limited access that helps reduce traffic pressure on John McKenna Way. He stated that removing this access would force all site traffic to circulate internally across the property, potentially increasing conflicts within the site.

Mr. Ophardt clarified that the Board's discussion is focused on the proposed right-in movement, not the existing right-out.

Planning Board Review:

Mr. Ferraro stated that if a vehicle were to enter the site from Crescent Road via a right turn and attempt to access the Dunkin' Donuts drive-thru, it would require circulating through the internal drive aisles. He expressed concern that this movement creates a potential conflict point within the site. He further noted that access from John McKenna Way provides a more direct route to the drive-thru and would likely reduce internal traffic conflicts compared to entering from Crescent Road.

Ms. Holsberger responded that the site has been designed with internal drive aisles connecting both uses, and multiple access points are necessary to accommodate varying travel patterns. She explained that not all patrons are destined for the same area of the site, and providing alternative entry routes is a standard site design approach to help distribute traffic and reduce congestion and conflicts overall.

Ms. Westrick stated she does not think people would use the drive lane behind the convenience store. Ms. Holsberger stated that people will learn what works best. She stated people will make internal trips to get gas and then go get Dunkin Donuts as well. Ms. Holsberger stated this is convenience and not having a right out would impact this and it works in reverse as well for access to the other side of the plaza, there is no 100% of users doing the same thing and they are trying to reduce conflicts on the site.

Mr. Ferraro stated that the matter relates to access management and emphasized the importance of utilizing the existing service road rather than introducing additional curb cuts along Crescent Road. He noted that the internal site layout includes parking spaces along the drive aisle between the two buildings, which could create conflicts between vehicles traveling through the site and those entering and exiting parking spaces.

He suggested that reducing the number of vehicles entering directly from Crescent Road by directing traffic to the service road via John McKenna Way would help minimize internal congestion and potential conflict points. Mr. Ferraro indicated that he is generally concerned with overall internal circulation and potential safety issues within the site.

Ms. Holsberger responded that some level of conflict is inherent in any parking lot, regardless of the number of access points, and emphasized that the site design should be evaluated based on overall circulation and functionality. She reiterated that the applicant is proposing a restricted access point, not full access, to help distribute traffic.

Mr. Ferraro further inquired whether the traffic study evaluated eastbound traffic patterns on Crescent Road, particularly in relation to vehicles accessing Interstate 87. Ms. Holsberger stated that the study did not specifically analyze ramp operations at the interstate. However, she noted

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that the corridor includes multiple access points serving nearby businesses, and drivers entering from the site would be expected to yield appropriately to through traffic on Crescent Road.

Mr. Ophardt asked if you travel east you have to go into the middle lane and this may cause a conflict. Ms. Fariello stated the condition is preexisting. Mr. Ophardt stated there can be a vehicle traveling to the highway and someone in front brakes to turn into the site, it could cause issues. Ms. Holsberger stated they are making it a right out for this reason. Mr. Ophardt stated he understands the right out only but his concern is the right in and feels that they can go a little further and make a turn into the site. Ms. Holsberger stated people asking a right in would be mostly people from the area and those going to the light to make a left would be those who exited the highway. Mr. Ophardt stated this is correct and easy access is from John McKenna Way and this should be encouraged not to have them travel past the site. He stated he agrees with Mr. Ferraro and the right in should be removed.

Ms. Bagramian asked what the speed limit is going onto the ramp. Ms. Holsberger stated she is unsure but it is slower with acceleration onto the ramp. Ms. Bagramian stated that most people speed up in the ramp lane and people will need to decrease to get on the ramp and the speed up once there.

Ms. Fariello stated the speed limit is 40 mph in that area.

Mr. Martin stated there have been no comments about pedestrians and their safety. He stated this is a complicated area and asked if another curb cut would hurt or help pedestrian conflicts.

Ms. Fariello stated there are sidewalks on the opposite side of the road.

Ms. Westrick noted the presence of a pedestrian walkway connecting the park-and-ride facility to both the Dunkin' Donuts and the proposed convenience store. She expressed concern that the current site layout directs vehicular traffic toward the rear of the site, resulting in vehicles traveling in areas frequented by pedestrians and potentially creating conflicts.

Ms. Bagramian suggested that additional signage should be considered to help guide patrons more effectively to their destinations within the site, thereby reducing confusion and minimizing potential conflicts. Mr. Ferraro noted that accessing the site via John McKenna Way does not add significant travel distance compared to entering from Crescent Road near the fuel pumps.

Ms. Bagramian added that distributing traffic among multiple access points can help "feather" traffic, rather than concentrating all movements at a single location. She further stated that the proposed pavement striping could serve as a visual guide for drivers and assist in improving pedestrian awareness and safety.

Ms. Holsberger stated that the Board appears to be attempting to limit access beyond what is typical in the surrounding corridor, noting that nearby properties have multiple access points. Mr.

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Martin responded that his concern is focused specifically on the proposed layout and its impacts, rather than comparisons to existing conditions elsewhere.

Mr. Andarawis stated that existing site configurations should not necessarily dictate the current design and suggested exploring a reconfiguration of the site plan that would prioritize John McKenna Way as the primary point of access. He requested that alternative layout options be evaluated.

Stewart Kimmel, representing QuickChek Real Estate, stated that from an operational standpoint, a significant portion of customers would utilize the QuickChek services, while Dunkin' Donuts functions primarily as a drive-thru use. He indicated that a right-in access from Crescent Road would be more heavily utilized and would provide more efficient entry and exit for customers.

Mr. Andarawis asked whether the layout could be modified to relocate the Dunkin' Donuts to the southern portion of the site and reorient the store and fueling area along a north-south axis, rather than the current east-west alignment, to improve circulation.

Ms. Fariello asked whether the applicant could maintain the general layout while restricting the drive aisle from extending fully through the site and incorporating additional green space to limit cut-through traffic and reduce pedestrian conflicts. She noted that such an approach could still accommodate the necessary parking and drive-thru operations.

Mr. Kimmel responded that a large portion of the parking is intended for employees, and restricting internal circulation in that manner could result in vehicles cutting through other areas of the site, potentially creating new conflicts.

Ms. Bagramian stated that vehicles accessing the Dunkin' Donuts would likely utilize the outer perimeter of the site, noting that it provides a direct route and would keep drive-thru traffic along the edge of the parcel.

Mr. Kimmel responded that traffic patterns are dependent on customer behavior, and if drivers miss the primary entrance, they would need to circulate through the site. He emphasized that the success of the operation relies on convenience, and eliminating the proposed access point may reduce ease of entry compared to other businesses along the corridor.

Ms. Westrick agreed, stating that if she were unable to access the site conveniently, she would likely proceed to another location along her commute. Ms. Bagramian countered that traffic flow for the Dunkin' Donuts has already been functionally separated within the site and suggested that eliminating the additional access point may not have a significant impact.

Mr. Andarawis noted that the circulation patterns are interconnected, and the entrances and exits are not fully independent, as vehicles entering from John McKenna Way may exit onto Crescent

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Road and vice versa. Mr. Kimmel stated that stop bars are included in the design and are illustrated on the site plan to help manage internal traffic flow.

Ms. Bagramian suggested that signage and potential traffic-calming measures, such as speed controls, could further reduce internal conflicts. She also noted that the fueling station's proximity to the proposed right-in access could facilitate easier truck access to the site.

Mr. Ferraro acknowledged the addition of a sidewalk along John McKenna Way and asked whether enhancements could be made in areas affected by grading and landscaping changes. Mr. Freytag explained that installation of the sidewalk will require grading that may result in the removal of certain trees, and these impacts are reflected on the landscaping plans.

Mr. Ferraro asked whether electric vehicle (EV) charging stations were proposed for the site. Mr. Freytag stated that EV charging is not currently included, but the site could be designed with infrastructure (e.g., conduit) to accommodate future installation. Mr. Martin noted that the Board typically encourages applicants to design sites to be EV-ready. Mr. Scavo confirmed that incorporating such infrastructure would not significantly impact the sidewalk design, and Mr. Freytag indicated that the applicant would consider providing EV-ready accommodations.

Ms. Bagramian expressed support for the redevelopment of the site and noted that providing a fueling station on this side of the roadway could offer a benefit by reducing the need for vehicles to cross traffic lanes. Mr. Freytag agreed and added that the design improvements also enhance pedestrian connectivity and safety.

Mr. Ferraro stated that while public concerns and comments about the use are important, the proposed use is permitted under the zoning regulations, therefore, the Board's role is to address site-specific impacts such as traffic, noise, lighting, and pedestrian access.

Mr. Ophardt expressed concern regarding the amount of parking proposed, particularly the 16 spaces located at the rear of the site, and suggested that land banking may be appropriate. Mr. Freytag acknowledged the concern but indicated that employee parking and shift changes must be considered. Mr. Ophardt also suggested exploring reductions in parking space size, while Mr. Andarawis questioned the use of larger-than-minimum space dimensions. Mr. Scavo noted that smaller spaces can present challenges for larger vehicles.

Mr. Freytag stated that the development is largely confined to existing paved areas and results in a net increase in green space. Mr. Ferraro observed that some landscaping along John McKenna Way is being removed, while Mr. Freytag clarified that additional landscaping is being added elsewhere on the site to offset those impacts.

Mr. Andarawis reiterated that the Board would like the applicant to evaluate opportunities for land banking parking spaces. Mr. Ophardt further noted that the proposal introduces new parking

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areas where none currently exist at the rear of the site and again requested consideration of future reductions.

Mr. Ferraro asked whether the dumpster location could be relocated to minimize noise impacts on nearby residential properties. Mr. Freytag stated that the proposed location, combined with buffering, is considered the most practical and that alternative locations may create greater visibility impacts.

Ms. Bagramian noted that the Town's noise ordinance applies to refuse collection operations. Mr. Scavo added that the Town has previously coordinated with waste haulers to address noise concerns when necessary.

Mr. Ophardt inquired about site amenities, including bicycle racks and air service. Mr. Freytag confirmed that bicycle racks have been incorporated into the design.

Mr. Scavo reminded the Board that no formal action may be taken until the ongoing litigation is resolved, although SEQRA review may continue. Mr. Ferraro reiterated that the Planning Board will withhold any action until the Zoning Board of Appeals determination is clarified.

Mr. Brick stated that the court hearing is scheduled for May 13 and that the outcome will determine whether the project may proceed, but would not impact the Board's ability to continue its review of the application. Ms. Bitter concurred that no decisions may be made until the legal matter is resolved.

Ms. Bitter asked whether additional input from the Saratoga County Planning Board is anticipated now that more information has been submitted. Mr. Scavo stated that further comments are expected as the County continues its review.

New Business:

None

Discussion Item:

Bass Pro Shops Storage

Mr. Martin stated that he raised this issue in light of the detailed discussions the Board has undertaken on other site plans, noting that similar scrutiny should apply here. He referenced the previous review of the Bass Pro Shops site plan, which he indicated was well-designed but is not currently being adhered to. Mr. Martin expressed strong concern regarding the placement of storage containers on the site, describing them as inappropriate for the zoning district, incompatible with the streetscape along the sidewalk, and not permitted under the approved

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plans. He added that the containers have been in place since approximately November or December.

Mr. Scavo stated that he has communicated with Fire Marshal John DeSimone and the Town's Director of Development, and confirmed that the containers were intended to be temporary installations during the holiday season. He further stated that a violation notice has been issued, and the property owner was directed to remove the containers within 14 days. As that timeframe has passed, the property is now considered to be in violation. He added that Mr. DeSimone will be following up on enforcement.

Mr. Andarawis asked how similar requests would be handled in the future, particularly for the next holiday season. Mr. Scavo responded that any such use would require approval through a permit and would be subject to a defined time limitation. He noted that similar temporary arrangements have been successful for other businesses when properly permitted.

Mr. Ferraro expressed concern about establishing a precedent that could encourage other businesses to install similar structures without proper approval.

Mr. Martin emphasized that this is an operational matter specific to the business and should not impose an ongoing burden on the Town. He stated that allowing this condition to persist could establish an undesirable precedent.

Mr. Ferraro concluded by noting that any future changes to exterior site conditions should be brought back to the Planning Board for review and approval.

Discussion Item:

Mr. Ferraro noted that a Public Hearing on the Draft Clifton Park Agricultural and Farmland Protection Plan was held at the Town Board meeting on April 21 and was well received by those in attendance. He stated that the Town is expected to consider adoption of the Plan at a future meeting.

Mr. Scavo added that the public can access the draft Plan and supporting materials on the Town's website. He expressed hope that making this information readily available will help address questions and improve public understanding.

Mr. Andarawis commented that it has been encouraging to see the Plan progress and evolve through the review process.

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Discussion Item:

Mr. Ferraro stated that, at the same Town Board meeting, a public hearing was held regarding a proposed 180-day moratorium on batch concrete mixing plant facilities. He noted that the discussion generated significant interest, with members of the public expressing both support for and opposition to the proposal.

Mr. Ferraro stated that no decision has been made at this time, and the public hearing remains open. He further noted that an additional public hearing session is scheduled for June 2, 2026.

Public Privilege

Any member of the public may speak for up to three (3) minutes on matters currently before the Planning Board as open projects. Comments should be relevant to the Planning Board's jurisdiction under Subdivision, Site Plan, and Special Use Permit regulations. This opportunity is intended to allow the public to provide input or raise concerns related to active applications under review.

No public comments.

Ms. Fariello moved, seconded by Ms. Westrick, adjournment of the meeting at 9:47 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on May 27, 2026. There are no applications for the May 12, 2026 meeting.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary

ATTACHED:

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

Review Comments by Permit#

Permit Number: SUB26-000005

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Fire Marshall Plans Review	John DeSimone	04/13/2026	No concerns at this time
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Postal Verification	John DeSimone	04/21/2026	Reference approved postal verification in documents
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Postal Verification	John DeSimone	04/21/2026	Postal verification will be finalized with accessor and Saratoga County Emergency Services when final approval from planning board is received
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	04/22/2026	This parcel is located in the Conservation Residential (CR) Zoning District. Per Town Code Chapter 208-16 D.(1)(b)[1] One-family dwelling and its accessory buildings is a permitted use.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	04/22/2026	The total parcel area is 7.67 acres. Under Town Code Chapter 208-16 E(2)(a), parcels smaller than 10 acres may be developed at a maximum density of one dwelling unit per three acres of unconstrained land. The applicant has identified 1.63 acres as constrained land (wetlands) and 6.04 acres as unconstrained land. Based on this, the proposed development adheres to the allowable density of one dwelling unit per three acres of unconstrained land. The subdivision proposes two lots, which complies with the maximum density requirement. Lot #2 also conforms to the space and bulk standards outlined in Section 208-16 E(5)(a)(10).
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	04/22/2026	Applicant to show the environmental features that include the Land Conservation (LC) Zoning District on the subdivision plan.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Zoning Plans Review	Scott Reese	04/22/2026	The surveyor should confirm whether the tie lines are still necessary given that the two lots will now be separated by the roadway.

26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Stormwater Review	Scott Reese	04/23/2026	The proposed disturbance is less than one acre; therefore, coverage under the NYSDEC SPDES General Permit GP-0-25-001 is not required. The applicant is still required to implement erosion and sediment control measures consistent with NYSDEC standards to prevent off-site sediment transport.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	This review is based on the receipt and review of the updated submission materials dated 03/16/2026 through 04/22/2026, including the revised preliminary subdivision plan dated 03/16/2026, the updated Environmental Assessment Form dated 03/18/2026, and Planning Staff Review #2 dated 04/22/2026.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	The application appears to be complete for purposes of Preliminary Subdivision review.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	In accordance with Town Code Chapter 208-16 E(2)(a), parcels under 10 acres may be developed at a maximum density of one dwelling unit per three acres of unconstrained land.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	Based on the applicant's calculations, the proposed two-lot subdivision complies with the maximum allowable density in the CR District.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	The proposed disturbance area is less than one acre; therefore, coverage under the NYSDEC SPDES General Permit GP-0-25-001 is not required.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	Notwithstanding the above, the applicant shall implement erosion and sediment control measures consistent with NYSDEC standards to prevent off-site sediment transport during any site work or construction activities.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	No formal public access easement is proposed as part of this subdivision, and none is required under Chapters 179 or 208 of the Clifton Park Town Code, without voluntary participation by a private landowner in lieu of a parkland mitigation fee assigned by the Town Code's subdivision regulations.

26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	Recommended conditions of approval if granted by the Planning Board include: 1. Remove or note the approved subdivision map eliminates the shown tie-lines on the subdivision map; 2. Compliance with NYSDEC erosion and sediment control standards during construction; 3. Add the assigned 911 addresses to the final map, per the attached numbers provided from the Town's Fire Marshall; 4 Add the attached CADD Stamp File to the final plat prior to stamping.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	SEQR Review	John Scavo	04/24/2026	No significant adverse environmental impacts have been identified based on the scope and scale of the proposed subdivision.
26-000240	SUB26-000005	#2026-009 18 Robinson Street 2 Lot Subdivision	Subdivision - Preliminary	ECC Review	Scott Reese	04/24/2026	For all subdivided properties in the CR zone, deed restrictions need to be placed to prevent further subdivision in the future in order to respect the principles of the subdivision code of the CR Zone.



April 22, 2026

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

Re: 18 Robinson Road
Tax Map ID 282.14-1-6.1
CP File: 2026-009
MJ File: 700.440

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 signed and dated, March 16, 2026.
- Site Plan titled "Subdivision Plan of Lands Now or Formerly of Crown 61 LLC Street No. 18 Robinson Street" as prepared by ABD Engineers & Surveyors, LLP, 1 sheet in total, and dated March 16, 2026.
- Conceptual Pedestrian Access Route Map to Town owned property

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. No further comments.

SUBDIVISION

2. Based on the unconstrained lands identified in the site statistics table, it appears that the density calculation required under Section 208-16(E)(2)(a) of the Town's Zoning Code for parcels under 10 acres has been satisfied. A total of two lots are permitted, and two lots are being proposed.
3. The proposed septic system design should account for the locations of neighboring wells to ensure all required separation distances are maintained in accordance with NYSDOH Appendix 75-A. Show the neighboring wells on the site plan.
4. Subsequent plans shall show the Town's LC location and boundaries which are defined by Section 208-69.1 of the Town's Zoning.
5. Provide notation on the plan as follows:
 - a. No Utilities shall be installed beneath the proposed driveways.
 - b. Any work required within the Town right-of-way shall be subject to any permitting from the Clifton Park Highway Department (driveway, culvert).



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

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

Review Comments by Permit#

Permit Number: spr26-000013

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Postal Verification	John DeSimone	04/13/2026	Reference approved postal verification in documents page 5
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Postal Verification	John DeSimone	04/13/2026	Postal verification will be finalized with Saratoga County emergency services upon final planning approval.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Stormwater Review	Scott Reese	04/23/2026	Projects that rely on Chapter 9 of the NYSDEC Stormwater Management Design Manual to justify alternative stormwater management approaches must first demonstrate that providing on-site treatment is not practicable. Because this parcel contains an existing stormwater management area (SMA), the applicant must include the SMA in the stormwater report and evaluate its ability to meet post-construction stormwater control requirements. The applicant must clearly justify why the existing SMA cannot be used, either in whole or in part, to achieve compliance.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Stormwater Review	Scott Reese	04/23/2026	The design point must be established at the existing 12-inch HDPE outlet of the on-site SMA, as this represents the hydrologic discharge location of the property.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Stormwater Review	Scott Reese	04/23/2026	The Preliminary Grading and Drainage Plan identifies oil-water separators in two catch basins; this requirement should also be reflected in the catch basin detail, with the manufacturer's type of oil-water separator clearly specified. Additionally, a detail of the proposed hydrodynamic separator should be included, as the

							sizing of this structure is integral to the water quality treatment design.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Zoning Plans Review	Scott Reese	04/23/2026	This parcel is located in the Neighborhood Business (B-3) Zoning District. Per Town Code Chapter 208-37(B) both convenience food store and drive-in restaurant are permitted uses.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Zoning Plans Review	Scott Reese	04/23/2026	This parcel has an approved area variance of 130 feet to allow for a portion of a restaurant building (Dunkin Donuts) 170 feet from a residential zone. Per Town Code Chapter 208-37 (B) no drive-in restaurant shall be located within 300 feet of the boundary line of any residential district.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Zoning Plans Review	Scott Reese	04/23/2026	This parcel has an approved area variance for 2 additional pumps (total of 6 pumps) and 2 additional nozzles (total of 14 total nozzles) and the increase of 852 square feet of the convenient store (total of 5,852 square feet).
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	ECC Review	Scott Reese	04/24/2026	The ECC notes that the project includes extensive paving adjacent to, or in the vicinity of ACOE protected lands. The ECC recommends that the Planning Board require the Applicant to incorporate sediment traps and oil water separators with appropriate capacity to limit the migration of vehicular contaminants into these sensitive environments.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	ECC Review	Scott Reese	04/24/2026	The ECC requests the lighting plan should be in compliance with International Dark Sky Standards.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	ECC Review	Scott Reese	04/24/2026	Considering the Town of Clifton Park as designated as a Tree City USA municipality the ECC discourages unnecessary removal of mature trees in order to preserve the character of the site. The ECC notes that several of the existing mature trees appears to be 40 feet in height and provides significant aesthetic, functional shade, and habitat benefits to the site.

25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	ECC Review	Scott Reese	04/24/2026	The ECC concurs with the finding of Saratoga County Public Works as noted in the April 22, 2026, letter from the Saratoga County Planning Board "Requesting that the applicant evaluate modifying the access to the site by removing the ingress/egress on Crescent Road and utilizing the existing service road that surrounds the site. Ingress/Egress onto McKenna Way provides direct access to a signalized intersection."
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	ECC Review	Scott Reese	04/24/2026	The ECC requests the Planning Board require the applicant to comply with Town Code 149-6 & 149-8 with respect to noise.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	ECC Review	Scott Reese	04/24/2026	The ECC requests the Planning Board to require the applicant to add additional native non-deciduous trees to the site plan.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	04/24/2026	The revised concept materials submitted on March 31, 2026, and refined through April 2026 represent a more fully developed and responsive site plan compared to earlier submissions. From a planning standpoint, the current layout: 1. Consolidates development intensity into a defined commercial footprint; 2. Clarifies internal circulation patterns; and 3. Provides a clearer framework for mitigation measures related to neighboring properties to address concerns raised to date. The Planning Board's review at this stage is appropriately focused on how the permitted uses function on the site, not whether the uses should exist.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	04/24/2026	Traffic remains a prominent public concern, both for this application and historically for Crescent Road

25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	04/24/2026	From a Planning Staff perspective the traffic generation associated with a convenience store, fuel facility, and drive thru restaurant is an anticipated characteristic of a B 3 Neighborhood Business zoning district. The revised submissions reflect professional traffic evaluation and agency coordination, and the Board's role is limited to ensuring safe and logical site access, internal circulation, and alignment with agency recommendations. Importantly, cumulative corridor congestion or regional growth patterns are not issues that can be resolved through individual site plan denial, but rather through capital planning, zoning policy, and inter agency coordination beyond this application.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	04/24/2026	Concerns regarding noise, particularly late, night activity, drive thru operations, and vehicle movement, have been raised consistently by the public. At the site plan level, the Board's authority is limited to: Ensuring site design and layout minimize avoidable impacts; and requiring compliance with the Town's adopted noise performance standards. The revised plan allows the Board to consider physical and spatial mitigation tools (building placement, circulation orientation, and buffering), but not to regulate day to day business operations beyond enforceable code provisions.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	04/24/2026	I recommend the landscaping plan and buffering effectiveness focus on year round effectiveness to the maximum extent practicable, particularly in areas adjacent to residential properties.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	04/24/2026	Fear of lighting impacts, especially spillover and glare affecting nearby properties], has been a recurring issue for projects along this corridor. The revised submissions allow the Board to: Evaluate fixture placement, mounting height, and photometric performance; and Ensure lighting is designed to illuminate the site without projecting impacts beyond property boundaries. The final lighting

							plans shall demonstrate compliance with Town standards and best practices, as lighting design is a site plan issue, not an operational one.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	04/24/2026	Based on the revised concept materials submitted on or after March 11, 2026, the application is appropriate for continued site plan review, with continuing focus directed toward: 1. Refinement of buffering and landscape effectiveness; 2. Careful review of lighting design to prevent off site impacts; and 3. Confirmation that site circulation and access function safely and efficiently. These are areas where the Town Planning Board has clear authority and where thoughtful conditions of approval can meaningfully address community concerns while remaining consistent with New York State law and the Town's zoning framework and scope of the Board's authority.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	04/24/2026	Per the attached recommendation, the Saratoga Co. Planning Board requested additional information, specific to traffic and ingress/egress access onto Crescent Road a County Highway.
25-002199	SPR26-000013	#2026-002 1532 Crescent Rd. QuickChek Convenience Store with Fuel and Restaurant with Drive Thru	Site Plan Review - Revised Concept	Planning Director Plans Review	John Scavo	04/24/2026	Update the zoning table on the site plan to reflect the permit number and date the ZBA granted the relief by area variance approval.



April 22, 2026

Ms. Caryn Mlodzianowski
Bohler Engineering and Landscape Architecture, NY PLLC
17 Computer Drive West
Albany, New York 12205

**Re: 1532 Crescent Road Convenience Store with Fuel and Drive Thru
Tax Map ID 284-1-9.1
CP File: 2026-002
MJ File: 700.436**

Dear Ms. Mlodzianowski:

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 December 16, 2025.
- Site Development Plans titled "Convenience Store with Fuel Sales and Restaurant with Drive-In" as prepared by Bohler Engineering NY, PLLC, 16 sheets in total, and dated March 27, 2026.
- Project Narrative dated March 31, 2026.
- Exterior Design Guideline, dated June 8, 2023
- Traffic Impact Evaluation as prepared by Lansing Engineering dated February 6, 2026.
- SHPO Correspondence dated February 10, 2026.
- Land Survey prepared by Control Point Associates Inc PC, dated May 27, 2025.
- Comment response letter to Town Staff dated March 31, 2026.

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

STATE ENVIRONMENTAL QUALITY REVIEW

1. Based upon our review of Part 617 of NYS Environmental Conservation Law, the project appears to be an "Unlisted" action. If the Planning Board is to request Lead Agency status under SEQRA, the need to undergo a coordinated review is optional. Under a coordinated review, involved / interested agencies to be engaged may include, but is not necessarily limited to the following:
 - a. Town of Clifton Park Planning Board: Plan approval
 - b. Clifton Park Water Authority: Water Connection
 - c. Saratoga County Sewer District #1: SCSD Connection
 - d. Saratoga County Planning: 239-m County Referral
 - e. New York State Department of Environmental Conservation: Stormwater discharge
 - f. New York State Department of Transportation: Proximity to NYS I-87
 - g. NYS Historic Preservation Office: 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. No further comments at this time.

SITE PLANS

Cover – Sheet C-101

3. No comments.

General Notes and Legend – Sheet C-102

4. No comments.

Jurisdictional Notes – Sheet C103

5. No comments.

Existing Conditions/Demolition Plan – Sheet C-201

6. Identify the components that will be demolished and or relocated.

Site Plan – Sheet C-301

7. A table has been added to reflect the granted area variances. They include the convenient store footprint of 5,852 SF (5,000 SF allowed) and 6 sets of pumps with 14 nozzles (4 sets of pumps and 12 nozzles allowed).
8. The parking requirements table shows that 68 spaces are required by code, and 69 spaces are proposed as part of this project.
9. Since the gas canopy has been reduced in size, consider installing a grass island in place of the large hatched pavement area. This will avoid creating an oversized paved section that customers may drive over and that could lead to operational issues.
10. Indicate if there are any existing stormwater management areas on site.
11. The proposed entrance on Crescent Road (County Route 92) appears to be modified to allow right-turn entry. This should be reviewed by the County to confirm its acceptability. Signage may be required to notify motorists that left turns are not permitted from Crescent Road.
12. The ADA accessible aisles in front of the proposed convenience store show only an 8-foot-wide stall, the standard for the Town of Clifton Parks is 9 feet x 18 feet for all stalls.
13. Confirm there is adequate space between bollards and sign post for ADA accessibility from the accessible parking aisle.



14. Show where snow storage is being provided within the project site.
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.
16. It appears the eastern most diagonal parking spaces in the southeast corner of the site protrudes into the drive thru lane. Please verify and revise accordingly.
17. Indicate whether roof top mechanical units are proposed and how screening may be incorporated to shield them from the public view.
18. The following comments are relative to the site plan and its conformance to the NYS Fire Code (NYSFC). The Town Fire Official shall have final authority on the applicability of these comments to the proposed site layout:
 - a. If the proposed building is to be provided with an automatic sprinkler, show the location of the fire department connection to ensure they are reasonably accessible.
 - b. Section 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.
 - c. 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.

Colored Site Plan – Sheet C-302

19. No comments.

Preliminary Grading and Drainage Plan – Sheet C-401

20. It appears that most of the site, excluding the hot spot area, drains toward the rear of the property. The SWPPP will need to be reviewed to ensure all WQv, RRv, and quantity controls are properly addressed. Aerial imagery indicates that the rear of the property is wooded, and as the project advances, this area may need to be cleaned up if it being utilized as a stormwater management area.

Utility Plan – Sheet C-501

21. 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.

22. 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.
23. Provide anticipated water and sewer usage information.
24. Provide the invert elevations for the proposed sewer piping, including those through the proposed grease traps.
25. Verify all utility crossings (water, sewer, gas) provide adequate vertical separation.
26. Identify the size and materials of construction for the proposed water service.
27. Identify the method of connection to the water main.

Soil Erosion and Sediment Control Plan – Sheet C-801

28. Most of the proposed silt fence is shown inside the limits-of-disturbance line. The silt fence should be placed at the outermost edge of all soil-disturbance areas to ensure proper on-site sediment control.
29. Provide additional silt fence west of the proposed topsoil stockpile to prevent sediment accumulating in the existing low spot.
30. Show the location of the concrete washout area.
31. Pursuant to Section 6.4.5 of the NYSSMDM, permanent vegetative cover shall achieve 80% uniform density established over the entire contributing pervious area, before runoff is directed into the facility (F-5). Provide a note indicated this on the plan.

Erosion and Sediment Control Notes and Details – Sheet C-803

32. No comments.

Construction Details – Sheet C-901

33. No comments.

Construction Details – Sheet C-902

34. Painted Accessible spaces should be shown 9 feet wide.



Construction Details – Sheet C-903

35. Filtration Basin, Note 1 should refer to the NYS Stormwater Design Manual not Nashville and Davidson County.
36. Provide the WQv, 1-year, 10-year and 100-year storm elevations on the section view.
37. Confirm Note 4 should reflect the filter media which should meet the requirements shown in Table 6.14 of the NYSSWDM of ASTM C-33 Sand: 60%-75% Topsoil: 25%-40% and shall conform to NYSDOT Standard Specification 713-01 for roadside topsoil mix.
38. Add a note indicating "Refer to bioretention landscape plan (Sheet L-101) developed in accordance with Section 6.4.6 of the NYS Stormwater Management Design Manual.
39. Provide a detail of the proposed catch basin with integrated oil/water separator.

Landscape Plan – Sheet L-101

40. The Planning Board may require additional landscaping.

Landscape Notes and Details – Sheet L-102

41. No comments.

Lighting Plan – Sheet L-201

42. All pole mounted fixtures and wall packs should be full-cutoff or shielded.

STORMWATER POLLUTION PREVENTION PLAN

43. Provide the calculations and include in the modeling the existing stormwater management area.
44. Provide the water quality calculation sheet for the entire project area.
45. The SWPPP shall include documentation that the project is eligible for permit coverage pursuant to Part I.A.3 of GP 0-25-001 with respect to threatened and endangered species. This includes both listed state and federal species.
46. The SWPPP shall include documentation that the project is eligible for permit coverage pursuant to Part I.A.4 of GP 0-25-001 with respect to historic properties. This includes archeological and cultural resources.
47. Provide a draft eNOI for review.
48. Since it appears the on-site stormwater management facilities will be privately owned, a maintenance agreement should be executed with the Town of Clifton Park.



TRAFFIC IMPACT EVALUATION

49. The Traffic Impact Evaluation Report is currently under review by our Transportation Department. Their comments will be issued under separate cover.

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 light blue 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

Review Comments by Permit#

Permit Number: spr26-000011

File#	Permit#	Project Name	Route Name	Activity Type	Reviewer	Completion Date	Comment
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	04/14/2026	Knox box will be required (form provided during building permit process)
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	Fire Marshall Plans Review	John DeSimone	04/14/2026	No other concerns or comments
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	Postal Verification	John DeSimone	04/14/2026	Accessory structure will fall under existing postal number, 898 Rt 156. Additional postal number is not required for this project.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	04/14/2026	The parcel is located in the Business Non-Retail 1 (B-1) Zoning District. The parcel has three area variances (#21731, #80691, and #81276). The parcel has an existing HVAC business that operates as a general business office. Per Town Code Chapter 208-32 A. (1) this is a permitted use.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	04/14/2026	This parcel was granted the two following area variances by the ZBA on March 13, 2026. 1.Per Town Code Chapter 208-35 D. (2) No building shall be placed closer to a side property line than 25 feet. The proposed building is located 18 feet from the side property line. A 7-foot relief from the code was granted. 2. Per Town Code Chapter 208-35 D. (2) No building shall be placed closer to a rear property line than 25 feet. The proposed building is located 10 feet from the side property line. A 15-foot relief from the code was granted.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory	Site Plan Review - Preliminary	Zoning Plans Review	Scott Reese	04/14/2026	Per Town Code Chapter 208-35 D. (4.) Buffer. There shall be established a minimum ten-foot buffer area, within the minimum side and rear yard setback,

		Building Site Plan					along the property lines. The buffer shall be planted for purposes of screening from adjoining properties. The Planning Board shall take into consideration any natural vegetation which exists and serves the intent of this article. Once the grading plan is provided the applicant may need to add new plantings to show that it meets this requirement.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	Stormwater Review	Scott Reese	04/23/2026	The applicant submitted a Stormwater Management Narrative dated March 2026 indicating that the proposed modifications will not alter the site's existing stormwater drainage characteristics; I find this conclusion acceptable.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	04/24/2026	The ECC recommends that the planning board not approve the second entrance on to NY Rt 146 due to traffic safety concerns.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	ECC Review	Scott Reese	04/24/2026	Considering the Town of Clifton Park as designated as a Tree City USA municipality the ECC discourages unnecessary removal of mature trees to allow for the second access to NY Rt 146. The ECC notes that at least one of the existing mature trees appears to be 40 feet in height and provides significant aesthetic, functional shade, and habitat benefits to the site.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	SEQR Review	John Scavo	04/24/2026	The Saratoga Co. Planning Board issued a recommendation in accordance with GML Section 239m that the project has no significant county-wide or inter-community impact, and a comment that a NYS DOT work Permit will be required for improvements within the Rt. 146 ROW.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	SEQR Review	John Scavo	04/24/2026	Although no new environmental impacts have been identified in the post March 11 submissions, the Planning Board may wish to acknowledge that this project represents a modest intensification of an already developed commercial site; and approval does not establish precedent for additional accessory structures or expanded service uses without further review.
26-000104	SPR26-000011	#2026-005 898 Route	Site Plan Review -	Planning Director	John Scavo	04/24/2026	The Saratoga Co. Planning Board issued a recommendation in accordance with

		146 Office Accessory Building Site Plan	Preliminary	Plans Review			GML Section 239m that the project has no significant county-wide or inter-community impact, and a comment that a NYS DOT work Permit will be required for improvements within the Rt. 146 ROW.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	Add a note to the plan stating that the accessory structure remains functionally subordinate to the existing office building over time; and No independent business operations, customer-facing services, or separate tenancy are established within the accessory structure without further Planning Board review.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	The applicant has incorporated the variances granted distances shown on the current site plan drawings. Add a note to the plan stating that These dimensional variances granted are for the proposed building accessory building footprint. Therefore, and future site modifications do not incrementally intensify the relief granted, particularly given the constrained rear yard condition.
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	Where existing vegetation contributes meaningfully to screening and is not shown within the limits of site disturbance, the applicant shall ensure its preservation during the construction of the accessory structure and site access improvements
26-000104	SPR26-000011	#2026-005 898 Route 146 Office Accessory Building Site Plan	Site Plan Review - Preliminary	Planning Director Plans Review	John Scavo	04/24/2026	Prior to issuance of a Certificate of Occupancy for the new accessory structure, the striping, signage, and internal circulation controls will be confirmed for installation in accordance with the approved site plan.



April 22, 2026

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

**Re: 898 Route 146 Accessory Building Site Plan
Tax Map ID 271.-4-20
CP File: 2026-005
MJ File: 700.439**

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 Site Plan Set titled "Northeast HVAC Solutions" as prepared by Environmental Design Partnership, LLP, 1 sheet in total, and dated March 19, 2026.
- TDE Comment Response Letter as prepared by Environmental Design Partnership, LLP, and dated April 14, 2026.

GENERAL

1. Based upon our review of the above documents, all prior comments have been adequately addressed.

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