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Town of Clifton Park Planning Board
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PLANNING BOARD

ROCCO FERRARO
Chairman

STEFANIE BITTER
Attorney

PAULA COOPER
Secretary



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

Planning Board Minutes
June 9, 2026

Those present at the June 9, 2026 Planning Board meeting were:

Planning Board: E. Andarawis, H. Fariello, E. Ophardt, D. Bagramian, L. Westrick, J. Coons (alternate)

Those absent were: R. Ferraro, Chairman, K. Martin

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

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

Mr. Ophardt stated in the absence of Mr. Martin, Ms. Coons would be a voting member tonight.

Minutes Approval:

Ms. Fariello moved, seconded by Ms. Bagramian, approval of the minutes of the April 28, 2026 Planning Board meeting as written. The motion was unanimously carried.

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Public Hearing:

#2024-044 Kinns Rd 3 Lot Subdivision (Synergy Park)

SBL: 265.-5-12 Kinns Rd 3 Lot Subdivision (Synergy Park), Kinns RD , Zoned: B5 - Corporate
Commerce Status: Final Last Seen On: 07/08/2025 (Part of the Site plan approval)

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

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

Mr. Ophardt called the public hearing to order at 7:07 p.m. The Secretary read the public notice as published in the Times Union on May 30, 2026.

Consultant/Applicant Presentation:

Mr. Scavo stated that tonight he will be presenting the application that was last seen on July 8, 2025 for a site plan review as well as a subdivision. He stated that the Site Plan was approved but a Public Hearing should have been addressed for the Subdivision but this was not done. He stated that all outstanding comments were addressed.

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:

Anthony LaFleche, 21 Wheeler Drive, asked where the lot lines are located. Mr. Scavo stated that the southwest lines were changed and there were some adjustments to them as well along the roadway and indicated the changes on the map shown. Mr. Scavo stated lot lines were removed from the right of way and moved to the developing property. Mr. LaFleche asked if the lot lines affect the bike trail. Mr. Scavo stated he believes the site plan is not changing.

There being no additional public comment, Ms. Fariello moved, second by Ms. Bagramian, to close the public hearing at 7:10 p.m. The motion was unanimously carried.

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Planning Board Review:

Mr. Ophardt asked if the site plan triggers a right turn lane at the corner of Kinns Road and US 9. Mr. Scavo stated it may and MJE will look at the new development and see.

Mr. Andarawis asked if reciprocal easements are in place. Mr. Scavo confirmed they are.

Mr. Andarawis offered Resolution No. 03 of 2026, seconded by Ms. Westrick to waive the final hearing for this application for the Kinns Rd 3 Lot Subdivision (Synergy Park) approval, 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 - Absent

E. Andarawis - Yes

E. Ophardt - Yes

H. Fariello - Yes

K. Martin – Absent

D. Bagramian - Yes

L. Westrick – Yes

J. Coons (alternate) - Yes

Ayes _____6_____

Noes: _____0_____

The resolution is carried.

Old Business:

#2025-045 Synergy Park Phase 4 Subdivision and Site Plan

SBL: 265.-5-10 Synergy Park Phase 4 Subdivision and Site Plan, 19 Synergy Park Drive Rear
Zoned: L2 - Light Industrial 2, Status: Preliminary Last Seen On: 10/28/2025

Consultant/Applicant Presentation:

Paul Lubera stated that this is the last piece of the Tech Park to be developed and it has taken some time to get the engineering done. He stated the application is in the LI/B-5 zone and a variance that was needed for parking has been obtained. Mr. Lubera stated there are wetlands on the property but none are being impacted. He stated the buildings will be 100,000 sf and 30,000 sf with 462 parking spots and green space has been met. Mr. Lubera stated he is here tonight to ask for this application to be scheduled for a Public Hearing.

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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:

Ms. Coons asked if 20' of fill is needed to be brought into the site. Mr. Lubera stated that there will be earth moving on the site but there would not be fill brought into the site. Ms. Coons asked if a retaining wall would be needed and stated she has concerns of dust control and erosion so close to the Dwaas Kill. Mr. Lubera stated there is one but it is not near building 4 and the proposed landscaping plan shows 6 maples and 4 oaks around building 4. Ms. Coons stated she would like to see more around the Dwaas Kill. Ms. Coons stated that 104 lights on one building seems like a lot. Mr. Lubera stated that the light count is on the site not the one building. Ms. Coons thanked the applicant for clarifying and stated they are 5,000 Kelvins and she would like them reduced to 3,000 and no lumens are currently listed. Mr. Lubera stated that all of the lighting is down facing and placed strategically.

Mr. Ophardt asked if there was lighting by the Northway (I-87) proposed. Mr. Lubera stated they have proposed staggering trees along the Northway and the building. He stated the eastern pine species can get 60' in height and the cedars will be planted at 6'-8' high. Mr. Ophardt stated that buildings seem to be prominent on the highway and he would like to maintain greenery. Mr. Lubera stated he will have the landscape team look at the plan.

Ms. Bitter asked if there was existing vegetation along the Northway. Mr. Lubera stated there is. Mr. Ophardt stated that the applicant is clear cutting to the property line with the Northway, and that he would like to see a visual presentation at the next meeting.

Mr. Ophardt stated that a traffic study has already been done and asked if this development plan it reflected in the traffic analysis. Mr. Lubera stated it is and has been updated. Mr. Lippmann stated that MJE is reviewing the plan now and they will send comments when the review is complete.

Mr. Andarawis stated that land banking parking is favorable in this plan. Mr. Lubera stated the applicant should be able to do this and that the plan currently shows the required parking for the application, but subsequent site plans for tenants may likely only need 1/3 of what is shown.

Mr. Ophardt asked if the bike paths are already developed. Mr. Scavo stated the path is only in Phase I and not Phases II or III. Mr. Ophardt stated he feels this would be beneficial to employees and asked why not proposed here. Mr. Lubera stated that they are not planning on a path at this time but they could look at passive greens space with a picnic table. Ms. Coons stated

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she has walked across the bridge and have seen others walking as well. Mr. Ophardt asked the applicant to look into non-motorized paths.

New Business:

None

Discussion Items:

Mr. Scavo stated that starting July 12 new SEQRA regulations are taking effect. He stated he is not prepared to speak on it but he has provided citations for the Board to review. He stated there are not many major changes to the regulations that should affect current workflow processes of applications through the Planning Board.

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. Bagramian, adjournment of the meeting at 7:37 p.m. The motion was unanimously carried.

The next meeting of the Planning Board will be held as scheduled on July 14, 2026.

Respectfully submitted,

Paula Cooper

Paula Cooper, Secretary