



# Planning Board Agenda

## March 27, 2018

### I. Minutes Approval - February 27, 2018

### II. Public Hearings

#### **2018-005 Pagoda Grooms Rd 2 Lot Subdivision**

*The applicant proposes to subdivide 2.61+/- into 2 lots. Lot 532A will be 1.32+/- acres and Lot 532 B will be 1.29+/- acres. Both are for construction of duplexes. Each lot will have its own public utility connections and both lots will share one curb cut to Grooms Road. An area variance for each lot was granted on January 2, 2018, 532 Grooms Rd, Zoned: R-1, Status: PB Preliminary Review w/ possible determination.*

SBL: 277.-3-96

#### **2018-006 Pagoda Duplex Special Use Permit**

*The applicant proposes to subdivide 2.61+/- into 2 lots. Lot 532A will be 1.32+/- acres and Lot 532 B will be 1.29+/- acres. Both are for construction of duplexes which require a Special Use Permit to be granted by the Planning Board. Each lot will have its own public utility connections and both lots will share one curb cut to Grooms Road. An area variance for each lot was granted on January 2, 2018, 532 Grooms Rd, Zoned: R-3, Status: PB Preliminary Review w/possible determination.*

SBL: 277.-3-96

### III. Old Business - none

### IV. New Business

#### **2018-017 Prestige Motors Subdivision**

*Applicant proposes a subdivision of each building onto its own lot with common access and and maintenance for access parking, utilities and stormwater management, 1926/1928 Rt 9, Zoned: L 2, Status: PB Concept Review*

SBL: 259.-2-108

#### **2018-015 Arnold Drive 2 Lot Subdivision**

*Applicant proposes to subdivide the 1.2 acre parcel into two residential lots., 4 Arnold Dr, Zoned: B-1, Status: PB Concept Review*

SBL: 271.-1-2.111

To be reviewed by: MJE    Consultant: Harold Berger    Applicant: Hallmark Property Holdings, LTD

**2018-007 146A Holdings LLC Residential Subdivision (Open Space Density Referral from Town Board)**

*Applicant proposes the development of 34 single family residential lots and associated water, sewer, and stormwater infrastructure. Water will be provided by an extension of the CPWA main located along the west side of Route 146A. Sanitary Sewer will be provided by either gravity or forcemain connection to the existing gravity sewer located in Stratford Drive. Access to the lots will be provided by new roads connecting to Route 146A and Dawson Lane, Rt 146A, Zoned: CR, Status: Referral from Town Board for a recommendation for the Open Space Density Bonus.*

SBL: 265.-3-7.11

**V. Discussion Items – 2016-041 Northway 9 Plaza Site Plan; Approved on 10-25-16 & stamped 3-28-17**

*Request for 1 year extension of Site plan Approval; 805 Rt 146*

**Next Meeting Date: April 10, 2018**

**Next Submittal Date: April 2<sup>nd</sup> for the April 24<sup>th</sup> meeting**