



Planning Board Agenda

September 12, 2018

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I. Minutes Approval - August 14, 2018

New Business – Overflow from August 14th Meeting (due to past midnight deadline for agenda items to be considered)

2018-044 Azadivatan 2 Lot Subdivision

Applicant proposes subdividing a 7.09 acre lot into 2 lots. Lot A will be 2.51 acres and Lot B will be 4.58 acres. The applicant proposes to use Lot B to build a single family home for herself that will be consistent with the adjacent R-1 zoning requirements. Lot A will continue to be used for commercial purposes. Access and utilities easements will be put in place on lot A for access and utilities to Lot B (as noted on the subdivision), 521 Vischer Ferry Rd, Zoned: B-3, Status: PB Concept Review

SBL: 271.-1-5

To be reviewed by: MJE Consultant: ABD Applicant: Azadivatan

2018-045 Grooms Large Scale PV Facility Site Plan

Applicant proposes construction of a 9.2 MW ground-mounted solar energy generating facility. The facility will cover approximately 33.09 acres, and be surrounded by a 7' fence and associated road will cover approximately an additional 1.4 acre, 753 Grooms Rd, Zoned: CR, Status: PB Concept Review

To be reviewed by: MJE Consultant: Borrego Solar Applicant: Borrego Solar SBL: 276.-2-30.1

2018-046 Grooms Large Scale PV Facility SUP

Applicant requests a SUP approval from section 208-16 D.(3)(a)[22] for a ground mounted solar array, 753 Grooms Rd, Zoned: CR, Status: PB Concept Review

SBL: 276.-2-30.1

To be reviewed by: MJE Consultant: Borrego Solar Applicant: Borrego Solar

II. Public Hearings - none

III. Old Business

2018-026 Ashdown Large Scale PV Facility Site Plan, Subdivision, and Special Use Permit

Applicant proposes construction of a 5.3 MW ground-mounted solar energy generating facility. The facility will cover approximately 20.9 acres and will be surrounded by a 7' fence and 1 road will cover an additional .2 acres. An existing duplex on the property is proposed to be subdivided out onto its own 3 +/- acres. 25&27 Ashdown Road, Zoned: CR, Status: PB Final Review w/ Poss. Determination

SBL: 263.-2-83

To be reviewed by: MJE Consultant: Borrego Solar Applicant: Borrego Solar **Last Seen on: 8/14/18**

2017-033 MDG Mill Creek Grooms Road 3 Lot Subdivision

Applicant proposes to create 3 lots approximately .98, .86, and 1.09 acres to build 3 duplexes. Project also includes SBL 278.-1-45 and 278.-1-46.2. Existing curb cuts will be utilized for access to the duplexes; 465 Grooms Rd, Zoned: R-1, Status: PB Revised Conceptual Review SBL: 278.-1-46.1
Reviewed by: MJE Consultant: Hershberg & Hershberg Applicant: MDG Mill Creek **Last Seen on: 7/11/17**

2017-034 MDG Mill Creek Grooms Road Duplex SUP

Applicant proposes to construct 3 duplex units on the 3 parcels being subdivided. Project also involves SBL 278.-1-45 and 278.-1-46.2, 465 Grooms Rd, Zoned: R-1, Status: PB Revised Conceptual Review SBL: 278.-1-46.1
Reviewed by: MJE Consultant: Hershberg & Hershberg Applicant: MDG Mill Creek **Last Seen on: 7/11/17**

IV. New Business

2018-049 Solitude Solar Community Solar Array Site Plan

Applicant proposes construction of a 7MW photo-voltaic community solar project. An existing access drive off of Sugar Hill Road will be used to access the area of the PV solar array in the back part of the property. The electrical interconnect from the PV solar array is proposed to be an overhead line connecting to existing lines along Riverview Road, Also Involves Parcel 282.-1-28.12; 160 Sugar Hill Road, Zoned: CR, Status: PB Concept Review SBL: 282.-1-30.11
To be reviewed by: MJE Consultant: CT Male Applicant: Hicks

2018-050 Solitude Solar Community Solar Array SUP

Applicant proposes construction of a 7MW photo-voltaic community solar project. An existing access drive off of Sugar Hill Road will be used to access the area of the PV solar array in the back part of the property. The electrical interconnect from the PV solar array is proposed to be an overhead line connecting to existing lines along Riverview Road. Also Involves Parcel 282.-1-28.12; 160 Sugar Hill Rd, Zoned: CR, Status: PB Concept Review SBL: 282.-1-30.11
To be reviewed by: MJE Consultant: CT Male Applicant: Hicks

V. Discussion Items - none

Next Planning Board Meeting: September 25th
Next Submittal Date: September 17th for the October 10th meeting