



Planning Board Agenda

January 08, 2019

The Planning Board's Agenda is subject to change and certain items may be postponed. For agenda updates please visit our website, www.cliftonpark.org. You can choose to have Planning Board Agendas & Minutes emailed to you by completing the user information after clicking on the "Alerts" Tab

NOTE: During a Public Hearing, each speaker shall state his name and address prior to addressing the Board, and shall be granted the floor for up to five minutes. In addition, the Board will accept project-relevant comments or questions from any audience member who raises his/her hand after the presentation of each agenda item. The Board will complete its deliberation of the project under review at midnight. All remaining items will be placed first on the next agenda.

I. Minutes Approval – December 11, 2018

II. Public Hearings

2018-064 Standish Estate 2 Lot Re-Subdivision

Applicant proposes to reestablish a 13.05 acre parcel of land previously owned by Robert and Mary Standish as conveyed in Book 1004 of Deeds at Page 546 that was merged with the lands of the Robert C. Standish Family Trust in 2003. The only improvements on the entire 95.06 acres are entirely on the 13.05 acres to be reestablished. The intent of this action is to satisfy and settle the terms of the Standish Family Trust, 552 Waite Rd, Zoned: CR, Status: PB Prelim Review w/ Possible Determination SBL: 270.-1-65 To be reviewed by: MJE Consultant: GVG Applicant: Bernice Gardner Last Seen on: 11/27/18

2018-049,2018-050 Solitude Solar Community Solar Array Site Plan & 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 Road, Zoned: CR, Status: PB Preliminary Review w/ Possible Determination SBL: 282.-1-30.11 To be reviewed by: MJE Consultant: CT Male Applicant: Solitude Solar Last Seen on: 12/11/18

III. Old Business

2017-049 Earl Route 146 PDD (aka Park West)

Applicant proposes the construction of a Planned Development Districe that will include 14 single family condominium buildings, 5-2 unit condominium buildings(10 condiminium units), 27- 4 unit condominium buildings(108 condomnium units), and club house associated parking. The overall PDD size approximately 23.5 +/- acres and is predominately wooded. Stormwater will be managed on-site in accordance with NYSDEC requirements. The proposed sewer connection is located along Route 146 and the water connection is located along the Route 146A entrance. The PDD encompasses 23.5. In addition, a 4.19 acre parcel is being offered in a dedicated conservation area. acresThe PDD was approved on August 20, 2018 by the Local Law No. 200 of 2018 of the Town of Clifton Park Town BoardRt 146 & 146A, Zoned:PDD, Status: PB Revised Concept Review SBL: 271.-1-16 To be reviewed by: MJE Consultant: Lansing Applicant:Rt 146 & 146A Properties Last Seen on: 9/25/18

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2018-045, 2018-046 _ Grooms Large Scale PV Facility Site Plan & SUP

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. Associated road will cover approximately an additional 1.4 acres, 753 Grooms Rd, Zoned: R-1, Status: PB Prelim Review w/ Possible Determination

SBL: 276.-2-30.1

To be reviewed by: MJE Consultant: Borrego Solar Applicant: Lindsay **Last Seen on: 11/14/18**

IV. New Business

2018-067 Majid/Merrall Drive In Law Apt SUP

Applicant requests SUP approval for conversion of a single family home to a 2 family per section 208-10(9)[7] for an R-1 zone. Note: Construction shall meet the building code requirements for a 2 family home if the SUP is approved, 4 Merrall Dr, Zoned: R-1, Status: PB Concept Review

SBL: 283.19-1-29

To be reviewed by: MJE Consultant: none Applicant: Tahseen Majid

2018-069 Stewart's Grooms Shop #296 Site Plan

Applicant proposes construction of a new 3,675 Sq ft Stewart's Shop. Upon completion of new building, existing building to be razed and new gas tanks and canopy to be installed, 641-645 Grooms Rd/307,309 Vischer Ferry Rd, Zoned: B-3, Status: PB Concept Review

SBL: 277.13-4-26

To be reviewed by: MJE Consultant: Marcus Andrews Applicant: Stewart's

2018-070, 2018-071 1902 Route 9 Commercial Site Plan and Subdivision

Applicant proposes to subdivide the property into 3 lots to allow for construction of office/warehouse buildings to be built in phases. Applicant proposes to construct a 100,00 square foot office/warehouse building on Lot 2 which is a permitted use in the L1 & L2 zone pursuant to Section 208-64B of the Town Zoning code. The building may be developed in phases, 1902 Rt 9, Zoned: L 2, Status: PB Concept Review

SBL: 259.-2-47

To be reviewed by: MJE Consultant: Lansing Engineers Applicant: MJ Properties

V. Discussion Items- none

Next Planning Board Meeting: January 22nd

Next Submittal Date: January 18th for the February 12th Meeting