



Planning Board Agenda

January 22, 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 - January 8, 2019

V. Discussion Items – Carried from January 8th meeting date

2019-002 1 Emma Lane PDD Amendment (aka Peregrine Senior Living)

Applicant proposes a building expansion of 7,035 SF to the existing memory care facility. Up to 12 new parking spaces are proposed to also be constructed with the proposed expansion, 1 Emma Ln, Zoned: PUD (comm), Status: PB – Discussion SBL: 271.-2-22.12

To be reviewed by: no review at this time Consultant: EDP Applicant: Peregrine Senior Living

2018-071 Edison Club PDD Amendment

Applicant proposes to create a Bundled Community by developing residential dwellings on the land surrounding the golf course. There will be single family homes, duplexes, and condominiums. The design maintains current trees and surroundings, the result being a virtually unchanged appearance for those driving along Route 146, 891 Riverview Rd, Zoned: PUD (res), Status: PB – Discussion SBL: 269.-3-10.1

To be reviewed by: no review at this time Consultant: Zhadril Applicant: Edison Club

II. Public Hearings

2018-007 146A Holdings, LLC Residential Subdivision

Applicant proposes the development of 17 single family residential lots and associated water, sewer, and stormwater infrastructure. One curb cut will be constructed out to Route 146A. 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 and /or Marlboro Drive. Route 146A, Rt 146A, Zoned: CR, Status: Preliminary Review w/ possible final determination SBL: 265.-3-7.11

To be reviewed by: MJE Consultant: Lansing Applicant: 146A Holdings, LLC **Last Seen on: 11/14/18**

IV. New Business

2019-001 Paulsen Development Office Building - Site Plan

Applicant proposes construction of a 2 story, 40,000 sf medical office building at 1785 Route 9. The total project area is 4.48 acres with road frontage on Route 9 and site access on a private roadway adjacent to the parcel. The proposed site includes parking for approximately 220 vehicles, a patient drop off area and on-site stormwater

management, 1785 Route 9, Zoned: B-3, Status: PB Concept Review SBL: 266.3-2-18

To be reviewed by: MJE Consultant: EDP Applicant: Paulsen Development of Albany, LLC

Next Planning Board Meeting: February 12th
Next Submittal Date: February 4th for February 26th