



Planning Board Agenda

April 09, 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 – March 12, 2019 & March 26, 2019

II. Public Hearings

2019-006 Banino 2 Lot Subdivision

Applicant proposes subdividing the 6.43 acre lot into 2 lots. Lot 1 will be 3.63+/- acres and include the existing house, well and septic system. Lot 2 will be for construction of a single family home with a proposed well and septic system, 116 Vischer Ferry Rd, Zoned: CR, Status: PB Preliminary Review w/possible determination

SBL: 283.-1-42.3

To be reviewed by: MJE Consultant: GVG Applicant: Banino **Last Seen on: 2-26-19**

2019-011 Abele 23 Lot Cluster Subdivision

Applicant proposes construction of 23 single family homes in a cluster design on a road to be connected to John J McKenna IV Way with an emergency access road onto Christinamarie Drive, Christinamarie Dr, Zoned: R-1, Status: PB Preliminary Review w/ possible determination

SBL: 284.-1-10.21

To be reviewed by: MJE Consultant: ABD Applicant: Abele **Last Seen on: 3-12-19**

III. Old Business

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

Applicant proposes a building expansion of 7,035 SF to the existing 30,969 sf building on 5.25 acres. Up to 12 new parking spaces are proposed to accommodate the building addition, 1 Emma Ln, Zoned: PUD, Status: PB Preliminary Review w/ possible determination

SBL: 271.-2-22.12

To be reviewed by: MJE Consultant: EDP Applicant: Peregrine Senior Living

IV. New Business

2019-019 Mallard Drive Accesory Use SUP

Applicant is requesting a Special Use Permit for allowance of a Home Occupation Social Work Counseling Office in an already existing single family home in the R-1 Zone per section 208-10(9)(a) [2]. If approved, full handicapped accessibility to home occupation will be required, 15 Mallard Dr, Zoned: R-1, Status: PB Concept Review

SBL: 276.7-1-25

To be reviewed by: MJE Consultant: none Applicant: Penelope Trielo

2019-018 1573 Crescent Road 2 Lot Subdivision

Applicant proposes subdividing the 6 acre lot, creating a .65 acre lot for the existing single family home located on the property. The balance of the property will be further subdivided under a separate subdivision application, 1573 Crescent Rd, Zoned: R-1, Status: PB Concept Review SBL: 283.-2-9
To be reviewed by: MJE Consultant: GVG Applicant: Fisher Revocable Trust

2019-020 Fairmont Drive 12 Lot Subdivision (extension of Crescent Woods)

Applicant proposes to subdivide the parcel into 12 residential lots. The project is proposed as a cluster subdivision pursuant to Article X of the Town Code, 1573 Crescent Rd, Zoned: R-1, Status: PB Concept Review SBL: 283.-2-9
To be reviewed by: MJE Consultant: Lansing Applicant: Fisher Revocable Trust

V. Discussion Items - none

Next Planning Board Meeting: April 23rd

Next Submittal Date: April 22nd for the May 14th meeting