



# Planning Board Agenda

February 25, 2020

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](http://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 - February 11, 2020

## II. Public Hearings

### **2020-010 Stewart's Shops 1740 Route 9 - Subdivision**

*Applicant proposes subdividing 1.48 acres from a parcel which currently contains the Residence Inn by Marriott and upon subdivision and Site Plan Approval will construct a new 3,696 square foot store and self-serve canopy, 1740 Rt 9, Zoned: B-4A, Status: PB Prelim Review-Poss. Determination SBL: 272.1-1-14*  
To be reviewed by: MJE Consultant: Applicant: Stewart's Shops **Last Seen on: 1-14-20**

### **2018-071 Synergy Phase 2 (1902 Route 9 Commercial Subdivision)**

*Applicant proposes to subdivide the property into 3 lots to allow for construction of office/warehouse buildings to be built in phases starting with a 100,000 square foot building on one of the lots, 1902 Rt 9, Zoned: L 2, Status: PB Prelim Review - Poss. Determination SBL: 259.-2-47*  
To be reviewed by: MJE Consultant: Lansing Applicant: MJ Properties, Inc **Last Seen on: 12-10-19**

## III. Old Business

### **2019-047 Stewart's Shops 1740 Route 9 - Site Plan**

*Applicant proposes subdividing 1.48 acres from a parcel which currently contains the Residence Inn by Marriott and upon subdivision and Site Plan Approval will construct a new 3,696 square foot store and self-serve canopy, 1740 Rt 9, Zoned: B-4A, Status: PB Prelim Review-Poss. Determination SBL: 272.1-1-14*  
To be reviewed by: MJE Consultant: Applicant: Stewart's Shops **Last Seen on: 1-14-20**

### **2018-070 Synergy Phase 2 (1902 Route 9 Commercial Site Plan)**

*Applicant proposes the construction of 203,400 sf of office/warehouse buildings which is a permitted use in the LI-2 zone pursuant to Section 208-64B of the Town Zoning Code. The buildings may be developed in phases, 1902 Rt 9, Zoned: L 2, Status: PB Prelim Review-Poss. Determination SBL: 259.-2-47*  
To be reviewed by: MJE Consultant: Lansing Applicant: MJ Properties, Inc **Last Seen on: 12-10-19**

**2020-002 DeForest Horse Barn**

*Applicant proposes to construct a 60'X160' (9,600 sf) Horse Barn and a 80'x200' (16,000 sf) indoor riding stable on a lot located at 753 Grooms Road. The existing lot consists of grass fields, wetlands and a cellular communications tower. Also, the lot has been previously approved for a 10,344.360 kW DC STC Rated Solar array, 753/765 (solar) Grooms Rd, Zoned: R-1, Status: PB Prelim Review - Poss.*

Determination

SBL: 276.-2-30.1

To be reviewed by: MJE Consultant: ABD Applicant: Sara Deforest

Last Seen on: 1-28-20

**IV. New Business**

**2020-009 GR Lewis Construction, Co 6 Lot Subdivision**

*Applicant proposes subdividing a 26.08 acre parcel into 6 single family home residential lots with private septic and public sewer. The property is zoned R-3 agricultural/residential and all lots meet or exceed the zoning requirements. The lots range in size from 2.3 acres to 9.25 acres, Vischer Ferry Rd, Zoned: R-3, Status: PB Concept Review*

SBL: 283.-1-1.2

To be reviewed by: MJE

Consultant: Lansing

Applicant: Rod Lewis

**2020-011 & 2020-012 Appleton Road Solar Array Site Plan & SUP**

*Applicant proposes construction of a 5.0 MW AC ground-mounted solar energy generating facility. The facility will cover approximately 27.7 acres and be surrounded by a 7' fence and an associated road will cover an additional 1.42 acres, 94 Appleton Rd, Zoned: CR, Status: PB Concept Review*

SBL: 270.-1-50.1

To be reviewed by: MJE

Consultant: Borrego Solar

Applicant: Jeanne Lindsey

**V. Discussion Items - none**

**Next Planning Board Meeting: Wednesday, March 11<sup>th</sup>**

**Next Submittal Date: March 23<sup>rd</sup> for April 14th**