



# Planning Board Agenda

## April 14, 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: The Board will complete its deliberation of the project under review at midnight. All remaining items will be placed first on the next agenda.

COVID-19 Note: Executive Order No. 202.1 suspends Article 7 of the Public Officers Law (also known as the Open Meetings Law), to the extent necessary to permit any public body to meet and take such actions authorized by law without allowing the public to be physically present at the meeting. The order also authorizes public bodies to meet remotely by conference call or similar service. For the Public Hearing Agenda Items during these unprecedented conditions, the Planning Board will provide the public reasonable and meaningful opportunities to submit comments via online videoconferencing technology during the meeting and in writing via email or mailed written comments.

Written Comments can be provided by emailing [planning@cliftonpark.org](mailto:planning@cliftonpark.org) or by mail to: Town of Clifton Park Planning Board, One Town Hall Plaza, Clifton Park, NY 12065. All written comments received by 5 p.m. on April 13, 2020, will be provided in advance of the meeting to the Planning Board Members for their consideration.

### Remote Conferencing Instructions:

Click on Zoom Video Conferencing Below Link or copy and paste into a web browser from your Electronic Device (i.e. computer, smartphone, tablet): <https://zoom.us/j/876106817?pwd=WIFsWkN0bDhHWWE5EMWMraWFGZWxWQT09>

### Phone Participation Only:

Dial: 1 646 558 8656  
Enter Meeting ID: 876 106 817  
Password: 016395

### I. Minutes Approval -March 24, 2020

### II. Public Hearings

#### **2020-006 Crescent Woods 77 Lot Subdivision**

*Applicant proposes to amend two prior approved projects, (project 2019-043 1573 Crescent Road 4 Lot Subdivision and 2012-030 Crescent Woods - 62 lots Subdivision) as well as multiple Lot Line Adjustments, to include 11 additional lots for a total of 77 lots (75 new and 2 existing) while also providing additional infrastructure revisions and design benefit to the Town of Clifton Park, 1573 Crescent Rd, Zoned: R-1, Status: PB Preliminary Review w/possible determination*

SBL: 283.-2-9

To be reviewed by: MJE    Consultant: Lansing    Applicant: Beverwyck Dev Corp    **Last Seen on: 2-11-20**

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## **2020-004 Pasquariello 2 Lot Subdivision**

*Applicant proposes to subdivide a 99.4 +/- acre parcel into two separate parcels. Parcel 1 shall be 3.6 +/- acres and Parcel 2 shall be 95.8 +/- acres (Remaining lands to be retained by Pasquariello, Rt 146,*

*Zoned: B-5, Status: PB Preliminary Review w/possible SEQR Determination SBL: 270.-1-20.111*

*To be reviewed by: MJE Consultant: EDP Applicant: Arthur Pasquariello Last Seen on: 2-11-20*

## **2020-001 Schreifels Waite Road 2 Family SUP**

*Applicant proposes constructing a 2-Family home. Water will be provided by an existing on-site well and wastewater will be handled by a new raised-bed septic system. The parcel located at 563 Waite Road lies in the R-3 Residential zone which allows multi-family residence with the approval of a Special Use Permit,*

*563 Waite Rd, Zoned: R-3, Status: PB Preliminary Review w/possible determination SBL: 270.-1-23.3*

*To be reviewed by: MJE Consultant: ABD Applicant: Scott Schreifels Last Seen on: 1-28-20*

## **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 w/ Possible SEQR Determination SBL: 259.-2-47*

*To be reviewed by: MJE Consultant: Lansing Applicant: MJ Properties, Inc Last Seen on: 2-25-20*

### III. Old Business

## **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 w/possible SEQR Determination SBL: 259.-2-47*

*To be reviewed by: MJE Consultant: Lansing Applicant: MJ Properties, Inc Last Seen on: 2-25-20*

## **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 Prelim Review w/ Possible SEQR Determination to schedule Public Hearing SBL: 283.-1-1.2*

*To be reviewed by: MJE Consultant: Lansing Applicant: Rod Lewis Last Seen on: 2-25-20*

## **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 Preliminary Review w/possible SEQR determination to schedule Public Hearing* SBL: 270.-1-50.1

To be reviewed by: MJE Consultant: Borrego Solar Applicant: Jeanne Lindsey Last Seen on: 2-25-20

#### IV. New Business

##### **2020-021 Nortrax Site Plan**

*Applicant proposes to construct a 26,000 sf building with 70 parking spaces, outdoor storage area, and equipment testing area. The facility will be for sales and service of heavy machinery. The property will be accessed from a private road sharing access with other property within the future commercial light industrial park. The property will be serviced by both municipal sewer and water supplies and Stormwater will be managed on site, 279 Ushers Rd, Zoned: L 2, Status: PB Concept Review* SBL: 259.-2-74.3

To be reviewed by: MJE Consultant: EDP Applicant: Nortrax, Inc.

##### **2020-020 DCG Ushers Rd 3 lot Subdivision**

*Applicant proposes to subdivide the 33.6 acre parcel into 4 lots. Three of the lots will be utilized for zoning compliant site developments and one lot will be merged with an adjacent parcel under common ownership. A 60 ft wide private road ingress/egress and utility easement will be established for use by all 3 parcels. Stormwater management will be provided for the new impervious areas, 279 Ushers Rd, Zoned: L 2, Status: PB Concept Review* SBL: 259.-2-74.3

To be reviewed by: MJE Consultant: EDP Applicant: DCG

#### V. Discussion Items – none

**Next Planning Board Meeting: April 28<sup>th</sup>**

**Next Submittal Day: April 20<sup>th</sup> for the May 12<sup>th</sup> meeting**