



# Planning Board Agenda

November 10, 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 November 9, 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://us02web.zoom.us/j/86722253971?pwd=YmdXdFRGeWJFY01jS05sN2VUcTFxUT09>

## **Phone Participation Only:**

**Dial: 1-646-558-8656**

**Meeting ID: 867 2225 3971**

**Password: 039791**

## I. Minutes Approval - October 27, 2020

## II. Public Hearing - none

## III. Old Business

### **2020-037 Druthers of Clifton Park Site Plan**

*Applicant proposes developing 5.3 acres with a restaurant/brewery. A 10,000 sf building will house the dining areas, kitchen, bathrooms and brewery. The plans will include outdoor dining areas that will provide opportunities for play area, casual seating, music and private events. Paved parking will be provided for 120 cars with overflow land-banked parking for up to 130 cars. The building will be connected to public sewer and water utilities and storm water will be managed on site, South Side Dr, Zoned: PUD (comm), Status: PB Preliminary Review*

SBL: 271.16-1-6.1

To be reviewed by: MJE    Consultant: EDP    Applicant: Druther's    **Last Seen on: 9-9-20**

IV. New Business

**2020-052 Manilenko Clifton Park Center Rd 3 Lot Subdivision**

*Applicant proposes to subdivide parcel into 3 new lots. Lot 1 will be 4.67 +/- acres, Lot 2 will be 1.35 +/- acres and include the existing house and outbuildings, Lot 3 will be 1.27 +/- acres. Lots 1 and 3 will be for construction of single family homes with connections to existing water and sewer along the north side of Clifton Park Center Road, 518 Clifton Park Center Rd, Zoned: R-1, Status: PB Concept Review*

SBL: 271.19-1-31

To be reviewed by: MJE     Consultant: GVG     Applicant: G. Manilenko

**2020-051 Panera Bread Drive-thru**

*Applicant proposes an addition of Drive-thru service to the existing Panera Bread restaurant. The proposal includes a new drive-thru lane, a 420 +/- sf addition to the building to accommodate a drive-thru window and reconfiguration of the outside patio dining area. Sidewalks will be reconfigured to allow continued pedestrian connection to the adjacent plaza to the southeast of the site, 20/22 Maxwell Dr, Zoned: TC3, Status: PB Concept Review*

SBL: 271.16-1-3

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

V. Discussion Items -

1. Pasquariello Mixed Use Planned Development District – PDD Referral from Town Board for a Recommendation Only on the Applicant’s PDD Request for Consideration:

*Applicant proposes to develop a Commercial/Business area limited to lands fronting NYS 146, create a single family residential community, establish vast areas of open space and buffers adjacent to existing residential properties and develop a multi-use trail system connecting Waite Rd to Tanner Rd.*

2. Tentative 2021 Planning Board Meeting Schedule.

**Next Planning Board Meeting: November 24th**

**Next Submittal Date: November 16th for the December 8th**