



Planning Board Agenda

January 12, 2021

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: 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 or by mail to: Town of Clifton Park Planning Board, One Town Hall Plaza, Clifton Park, NY 12065. All written comments received by 4 p.m. on January 11th, 2021, 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/85133425137?pwd=amhaOTBYcUtudFMycVFHQVg2OEdvQT09>

Phone Participation Only:

Dial: 1-646-558-8656

Meeting ID: 851 3342 5137

Passcode: 346171

I. Minutes Approval - December 8, 2020

II. Public Hearings - none

III. Old Business

2020-026 & 2020-027 132/134 Lapp Road Site Plan & SUP Applicant proposes to build two 2 family residential dwellings with separate driveways that will access to Lapp Road. Also involves parcel 284.13-1-18 (134 Lapp Road) Public Hearing previously held and closed on 10-27-20, 132 Lapp Rd, Zoned: R-1, Status: PB Prelim Review - Poss. Determination SBL: 284.13-1-19

To be reviewed by: MJE Consultant: EDP Applicant: A. Massaroni Last Seen on: 10-27-20

2020-037 Druthers of Clifton Park

Applicant proposes developing 5.3 acres with a restaurant/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. 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 Poss. Final Determination

SBL: 271.16-1-6.1

To be reviewed by: MJE Consultant: EDP Applicant: Druthers Last Seen on: 11-10-20

IV. New Business

2020-057 & 2020-058 Blue Barns Solar Development SUP & Site Plan

Source Renewable LLC proposes installing a 2.5 MW-AC solar farm on the approximately 36 acre vacant CR property. The 19 Acre project area will consist of about 237 free-standing, tracking solar tables(total 19,206 modules/panels) to be installed. Anchored into the ground via H-Piles, each row of solar tables will be about 5.5 ft in height, 6.5 ft in width. Ground disturbance will be about .8 acres. Low-growth pollinator-friendly seed mix will be planted underneath the tables. An access road will enter the site from Blue Barns Road. Both underground and overhead electrical lines will be installed. Other project elements include minimum setbacks of 75 ft Front, 25ft Rea, 10 ft side from all property lines, agricultural fencing, small operational & control structures, and mostly unimproved access roads. Source Renewables, LLC will participate in the NYSERDA NY-Sun Initiative to provide clean energy to local businesses, Blue Barns Rd, Zoned: CR, Status: PB Concept Review

SBL: 263.-2-80

To be reviewed by: MJE Consultant: Labella Assoc Applicant: Blue Barns Solar

2021-005 Solar Foundations Site Plan

Applicant proposes construction of a 20,000 sf warehouse & light manufacturing structure on the vacant lot, Wood Rd, Zoned: L 2, Status: PB Concept Review

SBL: 259.-2-74.2

To be reviewed by: MJE Consultant: Insite Eng Applicant: Solar Foundations, LLC

2021-001 DCG Wood Road 3 Lot Subdivision

Applicant proposes subdividing the 16.01 +/- acre lot into three new lots which will be utilized for light industrial zoning development, Wood Rd, Zoned: L 2, Status: PB Concept Review

SBL: 259.-2-74.2

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

2021-002 Ushers Rd (256-262) Medical Building - Site Plan

Applicant proposes construction of a 40,000 SF two story Medical Office Building on a 3.79 acre parcel with parking. Project includes access on Ushers Road. Also includes parcel: 259.-2-42.1, 262 Ushers Rd, Zoned: B-3, Status: PB Concept Review

SBL: 259.-2-41.2

To be reviewed by: MJE Consultant: EDP Applicant: CEH, LLC

2021-004 DCG Tallow Wood Subdivision

Applicant proposes to subdivide the 8.15 acre lot into 2 lots which will be utilized for zoning compliant site developments, 855 Rt 146 & 3 Tallow Wood Dr, Zoned: TC4, Status: PB Concept Review

SBL: 271.-3-67.1

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

2021-003 22/42 Clifton Country Rd Subdivision

Applicant proposes subdividing the 23.1 acre lot into 3 lots to be utilized for Town Center zoning compliant site developments., 22 Clifton Country Rd, Zoned: TC5, Status: PB Concept Review

SBL: 272.-1-45.1

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

V. Discussion Items – none

Next Planning Board Meeting: January 26, 2021

Next Submittal Date: January 15th for the February 9, 2021 meeting