



# Planning Board Agenda

July 13, 2021 – 7:00 pm

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.

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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 4 p.m. July 12th, 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/88006278247?pwd=K1AzTG9leUw3bDdjZGRjKzBKcVVOZz09>

## **Phone Participation Only:**

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

**Meeting ID: 880 0627 8247**

**Passcode: 362962**

## I. Minutes Approval - June 22, 2021

## II. Public Hearings

### **2020-044 Greene, Donald 750 Route 146A Subdivision**

*Applicant proposes subdividing a 5.5 +/- acre lot (264.-3-37.3) into 2 new single family residential lots with the remainder to be merged with the 40.25 +/- acre parcel (264.-3-37.12) an adjacent parcel under common ownership. Proposed Lot 1 to be developed in the future with a residential dwelling and Proposed Lot 2 will have the existing dwelling and barns, 750 Rt 146A, Zoned: CR, Status: PB Preliminary Review with possible Final Determination*

SBL: 264.-3-37.3

To be reviewed by: MJE    Consultant: EDP    Applicant: D. Greene

Last Seen on: 9-9-20

**2021-027 51 Van Vranken 3 Lot Subdivision**

*Applicant proposes subdividing 10.38 acre parcel into 3 lots, Lot 1 will be 3.79 acres, Lot 2 will be 4.34 and Lot 3 will be 2.25 acres. The parcel is currently divided by Van Vranken Road, 51 Van Vranken Rd, Zoned: CR, Status: PB Preliminary Review with possible Final Determination*

SBL: 288.-2-24.3

To be reviewed by: MJE Consultant: ABD Applicant: E. Ganem

Last Seen on: 5-26-21

III. Old Business

**2018-056 Waite Meadows 34 Lot Subdivision**

*Applicant proposes to subdivide parcel into 34 lots for single family homes. This is a revised configuration of an already approved subdivision, Waite Rd, Zoned: CR, Status: PB Final Review SBL: 270.-1-19.1*

To be reviewed by: MJE Consultant: EDP Applicant: Waite Meadows, LLC Last Seen on: 4-13-21

**2021-014 Route 146 Technology Building Site Plan**

*Applicant is proposing construction of a 10,520 SF two story Technology building with approximately 20 parking spaces with access onto NYS Route 146., Rt 146, Zoned: B-5, Status: PB Prelim Review - Poss. Determination*

SBL: 270.-1-20.111

To be reviewed by: MJE Consultant: EDP Applicant: Woodhaven Land Partners Last Seen on: 6-8-21

IV. New Business

**2021-040 Horstman MacElroy Rd Subdivision**

*Applicant proposes multiple lot line adjustment and a subdivision between 4 existing parcels with single family homes to create 2 new parcels for construction of single family homes, 627 Mac Elroy Rd, Zoned: R-1, Status: PB Concept Review*

SBL: 258.12-3-1

To be reviewed by: MJE Consultant: GVG Applicant: J. Horstman

**2021-041 3 Synergy Park Drive Site Plan**

*Applicant proposes to construct 2 office/warehouse buildings. One 30,000 sf building will be located at the westerly end of the site and one 10,000 sf building will be located on the easterly side of the site. 64 parking spaces for both buildings are proposed, 3 Synergy Park Dr, Zoned: B-5, Status: PB Concept Review*

SBL: 265.-5-4

To be reviewed by: MJE Consultant: ABD Applicant: Synergy Park, LLC

V. Discussion Items

**2021-042 Exit 9 Self-Storage Phase 2**

*Applicant proposes a 3 story 12,000 sf climate controlled self-storage building located at the northwest corner of Sitterly Road and Crossing Blvd, 101 Sitterly Rd, Zoned: TC5, Status: TAC Concept Review.* This site plan is consistent with the proposed future build-out on the previously approved site plan for Phase I Project #2019-012. Planning Staff will give an outline of the review process that will occur under the purview of the Town Center Code Advisory Committee who will work with the applicant on perfecting the application to meet the intent of the Form Base Code prior to consideration for preliminary review by the Planning Board. SBL: 272.-1-52.1  
To be reviewed by: MJE Consultant: Lansing Eng. Applicant: Exit 9 Self Storage, Inc.

**Next Planning Board Meeting: August 10th, 2021**

**Next Submittal Date: July 19<sup>th</sup> for the August 10<sup>th</sup> Meeting**

\*Please note, the Board has **ONE** meeting a month scheduled for both July and August.