



Planning Board Agenda

March 26, 2019

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: 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 – March 12, 2019

II. Public Hearings

2016-026 Verizon Wireless Cell Tower

In the matter of the Cellco Partnership d/b/a Verizon Wireless for Special Use Permit and Site Plan Approval. The matter is being returned to the Planning Board for issuance of Special Use Permit and Site Plan Approval in compliance with the Order of Frederick J. Scullin, Senior Federal District Judge, dated February 6, 2019, which is posted on www.cliftonpark.org/government/legal-notices.html. Property is located at 329 Moe Road, Clifton Park, NY 12065 (Permit #81091) SBL: 277.-3-11.11
Consultant: Cellco Applicant: Cellco **Last Seen on: 6-28-16**

2018-041 Masseria/Santoro 5 Lot Subdivision

Applicant proposes to subdivide 25.31 acres of vacant land into 5 new lots for construction of single family homes. The smallest lot being 1.75 acres and largest is 5.04 acres in size. Each Lot will have on site septic systems designed by NYS Licensed Engineer and wells. There will be a common driveway for access to Hubbs Road with a small amount of wetland disturbance to construct the driveway. Remaining lands (9.06 acres) to be dedicated to the Town of Clifton Park. Hubbs Road, Zoned: CR, Status: PB Preliminary Review SBL: 258.-1-44.111
To be reviewed by: MJE Consultant: GVG Applicant: Masseria **Last Seen on: 10-23-18**

III. Old Business

2019-002 1 Emma Lane PDD Amendment (aka Peregrine Senior Living) - Site Plan

Applicant proposes a building expansion of 7,035 SF to the existing 30,969 sf building on 5.25 acres. Up to 12 new parking spaces are proposed to accommodate building if demand is demonstrated, 1 Emma Ln, Zoned: PUD, Status: PB Preliminary Review w/ possible determination SBL: 271.-2-22.12
To be reviewed by: MJE Consultant: EDP Applicant: Peregrine Senior Living

2017-009 Clifton Park Center Road Apartments

Applicant proposes construction of a 3 story residential building with access from Clifton Park Center Road. A total of 39 units to be included on 3.98 +/- acres, with surface parking provided for each unit. Provisions for stormwater management will be made on-site. Connections to municipal water and sewer will be made, Clifton Park Center Rd, Zoned: TC2, Status: Preliminary Review w/possible determination
To be reviewed by: MJE Applicant: CP Holding Co, LLC **Last Seen on: 1-9-2018** SBL: 271.-3-76.1

2017-049 Earl Route 146 PDD (aka Park West) – Site Plan

Applicant proposes the construction of a Planned Development Districe that will include 14 single family condominium buildings, 5-2 unit condominium buildings(10 condominium units), 27- 4 unit condominium buildings(108 condominium units), club house and associated parking. The overall PDD size is approximately 23.5 +/- acres and is wooded. Stormwater will be managed on-site in accordance with NYSDEC requirements. The proposed sewer connection is located along Route 146 and the water connection is located along the Route 146A entrance. The PDD encompasses 23.5. In addition, a 4.19 acre parcel is being permanantly deed restriced as a conservation area.The PDD was approved on August 20, 2018 by the Local Law No. 200 of 2018 of the Town of Clifton Park Town Board Rt 146 & 146A, Zoned:PDD, Status: PB Preliminary Review w/ possible determination. SBL: 271.-1-16

To be reviewed by: MJE Consultant: Lansing Applicant: Rt 146 & 146A Properties **Last Seen on: 2/26/19**

IV. New Business

2019-015 752 Pierce Rd Flex Space Bldg Site Plan

Applicant is proposing construction of a 7,700 sf Flex Space building with associated parking (23 parking spaces) and driveways. Sanitary sewer will include a connection to the existing gravity sewer main located on Pierce Road and will require approval from the Clifton Park Sewer Department. Water connection to the water main located along the western side of Pierce Road will need approval from the Clifton Park Water Authority, 752 Pierce Rd, Zoned: L 1, Status: PB Concept Review SBL: 265.-1-9.4

To be reviewed by: MJE Consultant: Lansing Applicant: PDRN, LLC

2019-016 & 2019-017 267 Sugar Hill Solar Array Site Plan & SUP

Applicant proposes construction of a 6.9 MW ground mounted solar energy generating facility. The facility will cover approximately 21.5 acres and be surrounded by a 7' fence and an associated road will cover an additional .9 acres, approximately. The property currently contains a closed apple orchard. Project also includes 276.-2-26.12, 267 Sugar Hill Rd, Zoned: CR, Status: PB Concept Review

SBL: 276.-2-22.1

To be reviewed by: MJE Consultant: Borrego Applicant: Lindsey

V. Discussion Items - none

Next Planning Board Meeting: April 9th

Next Submittal Date: April 1st for the April 23rd meeting