



Planning Board Agenda

April 26, 2016

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- April 12, 2016

II. Public Hearings

2016-023 Frederick Ground Mounted Solar PECIAL Use Permit (SUP)

Applicant requests a Special Use Permit (SUP) per section 208-79E.(3)of the town code in a residential zone. 693 SF of Solar Panels Proposed; 29 Van Vranken Rd, Zoned: R-1, Status: Preliminary Review with Possible Determination SBL: 288.-2-26.12

2016-014 Diesem 2 Lot Subdivision

Proposed 2 lot subdivision of existing 5.2+/- acre lot. Lot A will be 2.69+/- acres with proposed new residential construction. Lot B will be 2.47+/- acres which includes existing residential dwelling and outbuildings. Both lots will have on site sanitary disposal systems and be serviced by public water; 1733 Crescent Rd, Zoned: R-3, Status: Preliminary Review with possible Determination SBL: 288.-1-8.1

III. Old Business

2015-041 Rexford Landing Mixed-Use Building Site Plan

Proposed construction of 2 story mixed-use building with a 10,000 SF footprint, with a total building area of 20,000 SF. Public water and sewer. Access driveways and onsite parking areas. Prior subdivision is pending county real property tax map data processing out of former 6 acre parcel; 300 Vischer Ferry Rd, Zoned: B-3, Status: Preliminary Review SBL: 276.-2-10

2016-005 RT 9 and Fire Rd Office Building Site Plan

Applicant proposes to construct a 57,000 sf three story office building on a 5.50 acre parcel with 200 +/- parking spaces. The project includes access drives on Fire Road, Northside Drive and Route 9. Parcel Id's also include 272.9-1-21.1; 272.10-2-18 and 272.10-2-20, 32 Old Rt 146; Zoned: B-4, Status: Revised Concept Review SBL: 272.9-1-10

Additional items on the back

V. New Business

2016-024 9 Clifton Country Rd Expansion

Applicant proposes expansion of the parking area to the north side of the building and additional pavement and striping to better define the drive thru. Work proposed to meet tenant demand for parking, 9 Clifton Country Rd. Zoned: TC6, Status: Concept Review SBL: 272.-1-33.2

V. Discussion Items- *Request for 1 year site plan approval extension for Project #2014-042 Bonanno Professional Offices;999 Route 146.*