



Planning Board Agenda

September 25, 2018

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. You can choose to have Planning Board Agendas & Minutes emailed to you by completing the user information after clicking on the "Alerts" Tab

I. Minutes Approval - September 12, 2018

II. Public Hearings

2018-032 Vistas West 2 Lot Subdivision

Applicant proposes to adjust lot lines to incorporate a newly acquired parcel into the already approved subdivision. Project 2015-039 Vistas West (aka Levy Subdivision), Rt 146, Zoned: CR, Status: PB

Preliminary w/possible determination

SBL: 270.-2-3.2

To be reviewed by: MJE Consultant: EDP Applicant: Vistas West Development **Last Seen on: 6/26/18**

III. Old Business

2017-049 Earl Route 146 PDD -Site Plan

Applicant proposes the construction of a Planned Development Distric that will include 14 single family condominium buildings, 5-2 unit condominium buildings(10 condiminium units), 27- 4 unit condominium buildings(108 condomnium units), and club house associated parking. The overall PDD size approximately 23.5 +/- acres and is predominately 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 offered in a dedicated conservation area. acresThe 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

SBL: 271.-1-16

To be reviewed by: MJE Consultant: Lansing Applicant: Rt 146& 146A Properties **Last Seen on: 1/23/18**

2018-038 Sunshine Landscaping Site Plan

Applicant proposes building a new landscaping materials supply and storage facility with accessory retail and equipment storage facility with approximately 52,260 sf of building coverage area proposed for the site. There will be Approximately 172 parking stalls for the project. Access to the site is proposed by two curb cuts along Tanner Road and a connection to an existing driveway (21st Century Park Rd) on NYS Route 146. The site will be served by an existing waterline through the CPWA and an existing sewer main through the Saratoga County Sewer District. Stormwater will be managed on-site, Rt 146, Zoned: B-5, Status: PB Prelim Review - Poss. Determination

SBL: 270.-2-3.11

To be reviewed by: MJE Consultant: Lansing Applicant: R. Mollnow **Last Seen on: 8/14/18**

IV. New Business

2018-052 Wall Street Office Building – Site Plan

Applicant proposes construction of a 11,790 +/- square foot 2 story commercial office building which will be an ancillary building to the 39 unit apartment building fronting Clifton Park Center Road as the management office for the apartment building will be located in the office building. Provisions for stormwater will be made on site. Connections to municipal water and sewer will be made, Clifton Park Center Rd, Zoned: TC2, Status: PB Concept Review

SBL: 271.-3-76.1

To be reviewed by: MJE Consultant: ABD Applicant: 451 Clifton Park Center Rd, LLC

2018-053 4 Chelsea Place Refuse Enclosure – Site Plan

Applicant proposes to construct a refuse enclosure, 4 Chelsea Pl (Pvt), Zoned: CR, Status: PB Preliminary Review w/ possible determination

SBL: 272.1-2-12.5

To be reviewed by: **NO REVIEW NECESSARY** Consultant: EDP Applicant: Ryan's Property, LLC

2018-054 939/943 Route 146 2 Lot Subdivision

Applicant proposes to subdivide the existing office park into 2 separate parcels. Each parcel will have frontage on NYS Route 146. Reciprocal easements for ingress/egress, parking, utilities and stormwater infrastructure will be established. The applicant will dedicate the appropriate water and sewer infrastructure to CPWA and SCSD as required to avoid the creation of a transportation corporation or extension of new laterals to the newly subdivided parcel. Easement for the ownership of these mains will be established. The current built and approved project has obtained all appropriate approvals and permits needed. Due to the built environment many area variances will be needed to allow for the subdivision of these parcels constructed, 943 Rt 146, Zoned: B-1, Status: PB Concept Review

SBL: 271.-2-27

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

V. Discussion Items

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 33 lot subdivision with one additional lot to be considered based on a new wetlands delineation. New configuration reduces the total construction footprint, Waite Rd, Zoned: CR, Status: PB Concept Review

SBL: 270.-1-19.1

To be reviewed by: MJE Consultant: EDP Applicant: Waite Meadows, LLC

Next Planning Board Meeting October 10th

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