



Planning Board Agenda

July 09, 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 - June 25, 2019

II. Public Hearings

2018-022 Couch 2 Lot Subdivision

Applicant proposes subdivision of land to an immediate family member with permission to build a single family dwelling on the subdivided lot. The applicant was previously granted an area variance by the ZBA for the lot configuration, 65 Ray Rd, Zoned: CR, Status: PB Preliminary Review w/ Possible Determination

SBL: 282.-2-6

To be reviewed by: MJE Consultant: none Applicant: Michele Couch **Last Seen on: 5-8-18**

III. Old Business

2019-022 Anyaegbunam Route 146 Medical Office

Applicant proposes development of a 2 story 3,000 sf base foot print medical office building (approximately 6,000+/- sf total building SF) with approximately 40 parking stalls. Access to the facility is a proposed curb cut on Route 146. The site will be serviced by an existing waterline along Route 146 through CPWA and sewer will be managed on site via a private WWTS with future provisions to connect to a future SCSD Main within the Edison Club Development Plan, Rt 146, Zoned: HM, Status: PB Preliminary Review w/possible determination

SBL: 269.-3-3

To be reviewed by: MJE Consultant: Lansing Applicant: Anyaegbunam **Last Seen on: 6-11-19**

2019-027 Environmental Design Partnership Office Park

Applicant is proposing to construct three (4,800 SF) mixed use office buildings totalling 14,400 SF. The buildings and parking will be placed to the rear of the property. The proposed buildings will be connected to municipal sewer and water supplies. Stormwater will be managed on site, 900 Rt 146, Zoned: B-1, Status: PB Preliminary Review

SBL: 271.-2-22.2

To be reviewed by: MJE Consultant: EDP Applicant: EDP **Last Seen on: 5-29-19**

IV. New Business

2019-034 1573 Crescent Road 4 Lot Subdivision

Applicant proposes subdividing the parcel into 4 lots creating a .65 acre lot for the existing single family home located on the property as well as 3 vacant lots. It is intended to further subdivide proposed lots 2 and 3 at a future date, 1573 Crescent Rd, Zoned: R-1, Status: PB Concept Review SBL: 283.-2-9
To be reviewed by: MJE Consultant: GVG Applicant: Fisher Revocable Trust

2019-035 Texture Hair Studio

Applicant proposes installing 14 new parking spaces and use the existing 1,200 sf one story building for a hair salon on a 3 acre parcel with road frontage on Route 9 and Myer Road, 1812 Rt 9, Zoned: B-3, Status: PB Concept Review SBL: 265.-1-22.111
To be reviewed by: MJE Consultant: EDP Applicant: Peter Hoffman

V. Discussion Items – none

Next Planning Board Meeting: August 13, 2019

Next Submittal Date: July 22nd for the August 13th meeting