



Planning Board Agenda

August 13, 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 - July 9, 2019

II. Public Hearings - none

III. Old Business

2019-035 Texture Hair Studio Site Plan

Applicant proposes installing 14 new parking spaces and use the existing 1,200 sf one story building for a hair salon on 3 acre parcel with road frontage on Route 9 and Myer Road, 1812 Rt 9, Zoned: B-3,

Status: PB Preliminary Review

SBL: 265.-1-22.111

To be reviewed by: MJE Consultant: EDP Applicant: Peter Hoffman **Last Seen on: 7/9/19**

2019-030 Rexford Square Office Building Site Plan

Applicant proposes construction of a 3,760 SF commercial office building with associated parking and septic system, 3 Daggett Dr, Zoned: HM, Status: PB Prelim Review - Poss. Determination SBL: 269.-3-2.22

To be reviewed by: MJE Consultant: Empire Eng. Applicant: Guidarelli Const **Last Seen on: 6/25/19**

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 Prelim Review - Poss. Determination

SBL: 265.-1-9.4

To be reviewed by: MJE Consultant: Lansing Applicant: PDRN LLC **Last Seen on: 3/26/19**

2018-070 1902 Route 9 Commercial Site Plan

Applicant proposes to construct a 100,000 square foot office/warehouse building which is a permitted use in the L1 & L2 zone pursuant to Section 208-64B of the Town Zoning code. The building may be developed in phases, 1902 Rt 9, Zoned: L 2, Status: PB Revised Concept

SBL: 259.-2-47

To be reviewed by: MJE Consultant: Lansing Applicant: MJ Properties **Last Seen on: 1/8/19**

2018-071 1902 Route 9 Commercial Subdivision

Applicant proposes to subdivide the property into 3 lots to allow for construction of office/warehouse buildings to be built in phases starting with a 100,000 square foot building on one of the lots, 1902 Rt 9, Zoned: L 2, Status: PB Revised Concept Review SBL: 259.-2-47

To be reviewed by: MJE Consultant: Lansing Applicant: MJ Properties **Last Seen on: 1/8/19**

2019-027 Environmental Design Partnership Office Park Site Plan

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 Prelim Review - Poss. Determination SBL: 271.-2-22.2

To be reviewed by: MJE Consultant: EDP Applicant: EDP **Last Seen on: 7/9/19**

IV. New Business

2019-039 Capital District Advanced Dental Arts Parking Lot Expansion Site Plan

Applicant proposes expanding the existing parking lot from 21 spaces to 35 spaces., 601 Bruno Rd, Zoned: R-1, Status: PB Concept Review SBL: 271.-2-23

To be reviewed by: MJE Consultant: Lamont Engineers Applicant: STB Builders

2019-040 1267 Route 146 2 Lot Subdivision (Fleischman)

Applicant proposes subdividing a .94 acre parcel with an existing dwelling into 2 parcels. 1 parcel will have the existing dwelling with a new proposed access to the soon to be dedicated Vista Court. The second parcel will remain vacant with a long range plan to build a 2 family home, 1267 Rt 146, Zoned: HM, Status: PB Preliminary Review SBL: 270.8-5-4

To be reviewed by: MJE Consultant: Jason Peterson Applicant: Fleischman

2019-037 Boni, Ryan 2 Lot Subdivision

Applicant proposes to subdivide a 13.07 acre parcel into 2 lots (10.04 acres and 2.82 acres) to accommodate 2 residential duplex units. A Special Use Permit will be required as well, Rt 146A, Zoned: CR, Status: PB Concept Review SBL: 264.-3-66.11

To be reviewed by: MJE Consultant: GVG Applicant: Boni

2019-038 Boni, Ryan 2 Lot Duplex SUP

Applicant is seeking a Special Use Permit to build duplex units on 2 lots. Subdivision approval is necessary as well, Rt 146A, Zoned: CR, Status: PB Concept Review SBL: 264.-3-66.11

To be reviewed by: MJE Consultant: GVG Applicant: Boni

V. Discussion Items - none

Next Planning Board Meeting: September 11,2019

Next Submittal Date: August 19th for the September 11th meeting