



Planning Board Agenda

March 24, 2020

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 11, 2020

II. Public Hearings

2020-006 Crescent Woods 77 Lot Subdivision

Applicant proposes to amend two prior approved projects, (project 2019-043 1573 Crescent Road 4 Lot Subdivision and 2012-030 Crescent Woods - 62 lots Subdivision) as well as multiple Lot Line Adjustments, to include 11 additional lots for a total of 77 lots (75 new and 2 existing) while also providing additional infrastructure revisions and design benefit to the Town of Clifton Park, 1573 Crescent Rd, Zoned: R-1, Status: PB Preliminary Review w/ possible determination

SBL: 283.-2-9

To be reviewed by: MJE Consultant: Lansing Applicant: Beverwyck Dev Corp **Last Seen on: 2-11-20**

III. Old Business

2019-052 Plank Road Apartments

Applicant proposes combining parcels located at 632,634,and 636 Plank Road in order to construct a 34 Unit 4 story Apartment Complex with a 8,650 sf footprint. Each existing parcel contains a 2 story office building with access from curb cuts at 632 and 636 Plank Road. Access to parcel 634 is through via ingress/egress easements on 632 & 634. The apartment building will be west of the existing office buildings. Applicant proposes to revitalize the frontage on Plank Road with landscaping, lighting, multi-use path and 223 parking spaces along with a cross-lot connection to the existing "Shoppers World" Plaza. Also involves parcel 271.-3-19.113 & 114, 636 Plank Rd, Zoned: TC5, Status: PB Preliminary review w/ Poss. Determination

SBL: 271.-3-19.112

To be reviewed by: MJE Consultant: ABD Applicant: Plank Road LLC **Last Seen on: Seen by TAC**

2020-002 DeForest Horse Barn

Applicant proposes to construct a 60'X160' (9,600 sf) Horse Barn and a 80'x200' (16,000 sf) indoor riding stable on a lot located at 753 Grooms Road. The existing lot consists of grass fields, wetlands and a cellular communications tower. Also, the lot has been previously approved for a 10,344.360 kW DC STC Rated Solar array, 753/765 (solar) Grooms Rd, Zoned: R-1, Status: PB Prelim Review - Poss. Determination

SBL: 276.-2-30.1

To be reviewed by: MJE Consultant: ABD Applicant: DeForest **Last Seen on: 2-25-20**

IV. New Business

2020-016 Rexford Square Self Storage

Applicant proposes to build multiple Self-Storage structures with associated parking, turn around and stormwater, 8 Daggett Dr, Zoned: HM, Status: PB Concept Review SBL: 269.-3-2.24
To be reviewed by: MJE Consultant: Empire Eng. Applicant: Guidarelli

2020-017 Ford-Ryan 2 Family SUP

Applicant requests approval of an SUP for an existing 2 family residence, walk out basement apartment, 484 Waite Rd, Zoned: CS, Status: PB Concept Review SBL: 270.19-3-11
To be reviewed by: n/a Consultant: none Applicant: Ford/Ryan

2020-018 Woodin Road 6 Lot Subdivision

Applicant proposes to subdivide the 8.97 acre parcel into 6 single family building lots. There are 2.35 acres of Federal wetlands on-site which the applicant proposes to disturb less than 1/10th of an acre for construction of driveways. Water will be private well systems. Sanitary Sewer will be serviced by Colonial Green via a low pressure force main system. This is a new version of project 2017-059 Woodin Manor, Woodin Rd, Zoned: R-1, Status: PB Concept Review SBL: 278.-1-7
To be reviewed by: MJE Consultant: ABD Applicant: Eugene Kim

V. Discussion Items- none

Next Planning Board Meeting: April 14th

Next Submittal Date: April 20th for the May 12th Meeting