



# Planning Board Agenda

February 23, 2021 – 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](http://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: The Board will complete its deliberation of the project under review at midnight. All remaining items will be placed first on the next agenda.

COVID-19 Note: Executive Order No. 202.1 suspends Article 7 of the Public Officers Law (also known as the Open Meetings Law), to the extent necessary to permit any public body to meet and take such actions authorized by law without allowing the public to be physically present at the meeting. The order also authorizes public bodies to meet remotely by conference call or similar service. For the Public Hearing Agenda Items during these unprecedented conditions, the Planning Board will provide the public reasonable and meaningful opportunities to submit comments via online videoconferencing technology during the meeting and in writing via email or mailed written comments.

Written Comments can be provided by emailing [planning@cliftonpark.org](mailto:planning@cliftonpark.org) or by mail to: Town of Clifton Park Planning Board, One Town Hall Plaza, Clifton Park, NY 12065. All written comments received by 4 p.m. February 22, 2021, will be provided in advance of the meeting to the Planning Board Members for their consideration.

## Remote Conferencing Instructions:

Click on Zoom Video Conferencing Below Link or copy and paste into a web browser from your Electronic Device (i.e. computer, smartphone, tablet):

<https://us02web.zoom.us/j/81394342096?pwd=UzlvTGZ5UjNwNVE5VjRMbWxtaEdtUT09>

## **Phone Participation Only:**

**Dial: 1-646-558-8656**

**Meeting ID: 813 9434 2096**

**Passcode: 730842**

## I. Minutes Approval - February 9, 2021

## II. Public Hearings

### **2020-052 Manilenko Clifton Park Center Rd 3 Lot Subdivision**

*Applicant proposes to subdivide parcel into 3 new lots. Lot 1 will be 4.67 +/- acres, Lot 2 will be 1.35 +/- acres and include the existing house and outbuildings, Lot 3 will be 1.27 +/- acres. Lots 1 and 3 will be for construction of single family homes with connections to existing water and sewer along the north side of Clifton Park Center Road, 518 Clifton Park Center Rd, Zoned: R-1, Status: PB Preliminary Review w/possible determination*

SBL: 271.19-1-31

To be reviewed by: MJE Consultant: GVG Applicant: G. Manilenko **Last Seen on: 11-10-20**

**2021-001 DCG Wood Road 3 Lot Subdivision**

*Applicant proposes subdividing the 16.01 +/- acre lot into three new lots which will be utilized for light industrial zoning developmet, Wood Rd, Zoned: L 2, Status: PB Prelim Review w/ possible determination*  
SBL: 259.-2-74.2

To be reviewed by: MJE    Consultant: EDP    Applicant: DCG    **Last Seen on: 1-12-21**

**2016-043 Boni Grooms Rd 2 Family Special Use Permit (SUP)**

*Applicant is requesting a SUP per section 208-10B(9)(a)[7] and 208-79 for a 2 family home on a .98+/- acre lot. Property would have public water and sewer connections. Grooms Rd, Zoned: R-1, Status PB Preliminary Review w/possible determination*  
SBL: 277.14-1-31

To be reviewed by: N/A    Consultant: none    Applicant: R. Boni    **Last Seen on: 9-11-19**

**III. Old Business**

**2020-023 Stewart's 923 Riverview Road Site Plan**

*Applicant proposes redevelopment of the existing shop with gasoline filling and car wash. The new store will be approximately 3,900 square feet. See Project 2017-050 Edison Club PDD for details between Stewart's and Edison Club, 923 Riverview Rd, Zoned: PDD, Status: PB Preliminary Review*

SBL: 269.-3-21

To be reviewed by: MJE    Consultant: S. Kitchner    Applicant: Stewart's    **Last Seen on: 11-24-20**

**IV. New Business**

**2021-010 Hockey Hut Pavilion Site Plan**

*Applicant proposes construction of a 7,225 sf stand alone pavilion off the North end of the existing building. The pavilion will have a concrete pad and not be enclosed. Stormwater runoff from the roof will be handled with a stone drip edge and undrain system. 7 parking spaces are being proposed at the north end of the parking lot and 1 space at the south side using 8 of the 16 spaces that were approved as land banked spaces in 2008, 1535 Crescent Rd, Zoned: B-3, Status: PB Concept Review*  
SBL: 284.-1-36

To be reviewed by: MJE    Consultant: ABD    Applicant: Kuhl Properties, LLC

**2021-011 Blue Barnes 7 Lot Subdivision**

*Applicant proposes to subdivide a 29.35 acre parcel into 7 building lots each having an on-site septic system. Project includes the construction of a small loop road and stormwater management, 102 Blue Barnes Rd, Zoned: CR, Status: PB Concept Review*  
SBL: 263.-1-22

To be reviewed by: MJE    Consultant: EDP    Applicant: Blue Barnes Development, LLC

**2021-012 Synergy Phase 3 Subdivision**

*Applicant proposes to create 2 new lots(9&10) and revise lots 2,6,7,&8 of the previously approved Synergy Phase 2 project. Once subdivided the applicant proposes to construct a 43,500 sf office/warehouse building. Also includes parcels 259.-2-47 and 259.-2-48, Rt 9, Zoned: L 2, Status: PB Concept Review*

SBL: 259.-2-46

To be reviewed by: MJE Consultant: Lansing Eng Applicant: MJ Properties

**2021-013 Synergy Phase 3 Site Plan**

*Applicant proposes construction of a 43,500 sf office/warehouse building. Also involves parcels 259.-2-47 & 48. In order to accommodate the Site Plan a subdivision of the lots is also necessary, Rt 9, Zoned: L 2, Status: PB Concept Review*

SBL: 259.-2-46

To be reviewed by: MJE Consultant: Lansing Applicant: MJ Properties

V. Discussion Items – none

**Next Planning Board Meeting: March 9, 2021**

**Next Submittal Date: March 1st for the March 23rd meeting**