



Planning Board Agenda

April 12, 2022, 7:00 pm

Meeting will take place in person at the Town Hall Wood Room

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. 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 22,2022

II. Public Hearings

2021-032 10 Hemlock Drive In-Law Apartment Special Use Permit (SUP)

Applicant requests SUP approval for n in-law apartment/family member accesory apartment in a an R-1 Zone. Existing 1 story screened in porch will be removed and replaced with a new garage and additional dwelling space, 10 Hemlock Dr, Zoned: R-1, Status: PB Prelim Review/ Possible Determination

SBL: 277.6-2-41

To be reviewed by: N/A Consultant: N/A Applicant: M. Wilson **Last Seen on: 6/8/21**

III. Old Business

2021-070 Longport Manor Apartments Site Plan

*Applicant proposes building two (2) story apartment buildings each with 10 units for a total of 20 units. **Seen by the Town Center Advisory Committee on 12/10/21**, 503 Moe Rd, Zoned: TC2, Status: PB Prelim Review - Poss. Determination*

SBL: 271.-3-36

To be reviewed by: MJE Consultant: Zdrahal Applicant: Fortress Partners, LLC

2021-043 North Country Commons Redevelopment Site Plan

Applicant proposes construction of a 4,900 sf restaurant/retail building, a 30,000 sf gymnastics center and a 2,500 sf bank with drive thru, drive aisles, parking, landscaping, utilities and stormwater management practices, 1208 Rt 146, Zoned: PUD (comm), Status: PB - Preliminary Review/ Possible Determination

SBL: 270.-2-55.1

To be reviewed by: MJE Consultant: Bohler Eng. Applicant: Whitney Lane Holdings

Last Seen on: 11/23/21

2021-051 & 2021-052 Chick-fil-A Site Plan & Special Use Permit

Applicant proposes redevelopment of the "Pier 1" retail store to a quick serve restaurant with a drive-thru. Project includes demolition of existing building and redevelopment of the site to include A 5,000 sf restaurant, drive-thru, drive aisles, parking spaces, lighting, landscaping, utilities and stormwater management, seen by TAC on 12/10/21; 304 Clifton Park Center Rd, Zoned: TC5, Status: PB Prelim Review - Poss. Determination SBL: 272.-1-41.1

To be reviewed by: MJE Consultant: Bohler Eng. Applicant: Chick-fil-A **Last Seen on: 9/14/21**

IV. New Business

2022-008 292/294 Riverview Road 5 Lot Subdivision (Sciocchetti)

Applicant proposes subdividing two parcels into 5 residential lots. Project also includes parcel 288.-1-113. Each lot will be serviced with private well and sewer systems., 292 Riverview Rd, Zoned: CR, Status: PB Concept Review SBL: 288.-1-51.12

To be reviewed by: MJE Consultant: Insite Northeast Eng. Applicant: A. Sciocchetti

2022-007 21st Century Park Redevelopment Site Plan

Applicant proposes development of 4 new building pads within the property that currently has two existing industrial/storage buildings that will likely include exterior finish upgrades. The 4 new buildings will be 22,000 sf, 45000 sf, 20,000 sf, and 20,000 sf with individual loading docks, employee parking, landscaping and public utility connections. Existing Access from Route 146 will remain the same, 1315 Rt 146, Zoned: B-5, Status: PB Concept Review SBL: 270.-2-2

To be reviewed by: MJE Consultant: Arico Assoc. Applicant: M. Wawrla

2022-009 & 2022-010 Synergy Phase 3 Site Plan & Subdivision

Applicant proposes construction of 5 warehouse/office buildings. Buildings will be serviced by public water and sewer (SCSD#1). Stormwater will be managed on site. Project involves parcels: 259.-2-45.12,259.-2-48,259.-2-118.1,259.-2-118.3,259.-2-118.6,and 259.-2-118.7, Roberts Lane, Zoned: L 2, Status: PB Concept Review SBL: 259.-2-48

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

V. Discussion Items - none

Next Planning Board Meeting: April 26, 2022

Next Submittal Date: April 18th for May 10th meeting