



Planning Board Agenda

April 26, 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 - April 12, 2022

II. Public Hearings

2021-004 DCG Tallow Wood Subdivision

Applicant proposes to subdivide the 8.15 acre lot into 2 lots which will be utilized for zoning compliant site developments, 855 Rt 146 & 3 Tallow Wood Dr, Zoned: TC4, Status: PB Concept Review

SBL: 271.-3-67.1

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

IV. New Business

2022-009 & 2022-010 Synergy Phase 3 Site Plan & Subdivision (overflow from 4-12-22 PB Meeting)

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

III. Old Business

2020-057 & 2020-058 Blue Barns Solar Development Special Use Permit & Site Plan

Source Renewable LLC proposes installing a 2.5 MW-AC solar farm on the approximately 36 acre vacant CR property. The 19 Acre project area will consist of about 237 free-standing, tracking solar tables(total 19,206 modules/panels) to be installed. Anchored into the ground via H-Piles, each row of solar tables will be about 5.5 ft in height, 6.5 ft in width. Ground disturbance will be about .8 acres. Low-growth pollinator-friendly seed mix will be planted underneath the tables. An access road will enter the site from Blue Barns Road. Both underground and overhead electrical lines will be installed. Source Renewables, LLC will participate in the NYSERDA NY-Sun Initiative to provide clean energy to local businesses, Blue Barns Rd, Zoned: CR, Status: PB Preliminary Review w/ possible determination

SBL: 263.-2-80

To be reviewed by: MJE Consultant: LaBella Applicant: Last Seen on: 1/12/21

2017-045 CPC Out Parcel Apartments Site Plan

Applicant proposes to construct 50 apartment units with garage parking in a 38,850 sf building area. The project will redevelop Clifton Park Center frontage along Clifton Park Center Rd. An expansive landscape area, street scape and multi-use trail will be developed along the projects frontage with in the public/open space overlay area. Building will connect to CPWA and SCSD mains. Stormwater will be managed on-site with existing stormwater management system. Total Acreage 5.33. There will be 50 total parking spaces, 42 Clifton Country Rd, Zoned: TC2, Status: PB Concept Review SBL: 272.-1-45.2

To be reviewed by: MJE Consultant: EDP Applicant: DCG **Last Seen on: 9/12/17**

IV. New Business

2022-015 CPC Out Parcel Apartments Subdivision

Applicant proposes a lot line adjustment and subdivision needed to create 2 new parcels at the location of their proposed 50 unit apartment project within Clifton Park Center, 42 Clifton Country Rd, Zoned: B-4, Status: PB Concept Review SBL: 272.-1-45.2

To be reviewed by: MJE Consultant: EDP Applicant: DCG

2022-012 Maxwell Drive 5 Lot Residential Subdivision (Klapija)

Applicant proposes subdividing 12.74 acres into 5 residential lots for construction of single family homes. Project also includes parcel # 271.-3-69.2. Project will be serviced by the CPWA and SCSD#1. Stormwater will follow existing natural drainage pathways, Plank Rd, Zoned: R-1, Status: PB Concept Review

SBL: 271.-3-70

To be reviewed by: MJE Consultant: Lansing Eng. Applicant: D. Kaplija

2022-013 & 2022-014 36 Boyack Road Verizon Wireless Facility Special Use Permit & Site Plan

Applicant proposes construction of a wireless communications facility, 36 Boyack Rd (Lands of Clifton Park Water Authority), Zoned: R-1, Status: PB Concept Review SBL: 288.8-1-56

To be reviewed by: MJE Consultant: Young/Sommer Applicant: Verizon

V. Discussion Items - none

Next Planning Board Meeting: May 10, 2022

Next Submittal Date: May 2nd for the May 25th meeting