



Planning Board Agenda

July 12, 2022, 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. 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 - June 29, 2022

II. Public Hearings - None

III. Old Business

2021-043 North Country Commons Redevelopment Site Plan

Applicant proposes construction of a 4,900 sf restaurant/retail building and a 2,600 sf bank with drive thru, drive aisles, parking, landscaping, utilities and stormwater management practices, 1208 Rt 146, Zoned: PUD (comm), Status: PB Prelim Review - Poss. Determination SBL: 270.-2-55.1

To be reviewed by: MJE Consultant: Bohler Eng. Applicant: Whitney Lane Holdings **Last Seen on: 11/23/21**

2022-013 & 2022-014 36 Boyack Road Verizon Wireless Facility SUP & Site Plan

Applicant proposes construction of a wireless communications facility, 36 Boyack Rd, Zoned: R-1, Status: PB Preliminary Review w/ possible SEQR determination Review SBL: 288.8-1-56

To be reviewed by: n/a Consultant: Young Sommer Applicant: Verizon **Last Seen on: 4/26/22**

IV. New Business

2022-026 Lindsey Farm 2 Lot Subdivision

Applicant proposes to subdivide 127.21 acres into 2 lots. Lot 1 will consist of 12.23 acres and will keep the 767 Grooms Rd Address. Lot 2 will consist of 114.98 acres and remain 753 Grooms Road. The existing solar fields, cell tower and logging operation will be located on Lot 2. No new construction is proposed, 753/765 (solar)/767 Grooms Rd, Zoned: R-1, Status: PB Concept Review SBL: 276.-2-30.1

To be reviewed by: MJE Consultant: ABD Applicant: Apple Wood Stables & Farm

2022-028 Park Avenue Mixed Use Development Site Plan

Applicant proposes construction of 2 four story residential buildings containing a total of 100 luxury apartments on the 13 acre parcel which is part of the larger 27 acre Shoppers World Shopping Center. The project include covered parking, rooftop terraces, a pocket park, new pedestrian connections and a dog run, Park Ave, Zoned: TC5, Status: PB Concept Review SBL: 271.-3-81

To be reviewed by: MJE Consultant: EDP Applicant: Windsor Development

V. Discussion Items

Next PB Meeting: August 9th Next Submittal Date: July 18th for the August 9th meeting