



# **Planning Board Agenda**

**September 12, 2023 – 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). 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 three 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 - 08/08/2023**

## **II. Public Hearing**

### **Bass Pro Shops Store Site Plan & SUP**

SBL: 272.-1-11

Proposed Bass Pro Shops Store, 400 Clifton Park Center RD, Zoned: TC1 - Highway Zone

Status: Preliminary with possible determination

Citizenserve File Number: 23-001064, Application Number: SUP23-000009

Applicant: Bass Pro Shops - Alexis Neuroth, Consultant: RAA Design - Ray Myers

Last Seen On: 8/8/23 (Technical Advisory Committee)

### **377 Moe Rd 5 Lot Duplex Subdivision & SUP**

SBL: 277.-2-16

Applicant proposes a subdivision to accommodate 9 residential units, 377 Moe RD

Zoned: R1 - Residential, Status: Preliminary

Citizenserve File Number: 23-001633, Application Number: SUS23-000001

Applicant: Erik Kohler Homes LLC , Consultant: EDP - JOSEPH DANNIBLE

Last Seen On: 07/11/2023

## **III. Old Business**

### **2022-007 21st Century Park Redevelopment Site Plan**

SBL: 270.-2-2

Expansion of existing light industrial park, 1315 Rt 146, Zoned: B5 - Corporate Commerce

Status: Revised Preliminary

Citizenserve File Number: 2022-007, Application Number: SPR23-000020

Applicant: MSW Properties, LLC - Martin Wawrla, Consultant: Arico Associates

Last Seen On: 04/11/2023

## **IV. New Business**

### **CT Solar Blue Barns Rd Solar Array Site Plan and SUP**

SBL: 263.-2-89

Proposed construction of a 4.5 MW AC Solar array on a 53+/- acre property, Blue Barns RD

Zoned: CR - Conservation Residential, Status: Preliminary

Citizenserve File Number: 23-001997, Application Number: SUP23-000011

Applicant: Guyer Richard, Consultant: EDP- Stephanie Alessandrini

**Nott Road Solar Array Site Plan and SUP**

SBL: 269.-3-6

Proposed development of 2, 5 MW (AC) Solar arrays, Nott RD Zoned: CR - Conservation Residential,  
Status: Preliminary

Citizenserve File Number: 23-002037, Application Number: SUP23-000010

Applicant: Bhatti Naseem , Consultant: EDP - Stephanie Alessandrini

**V. Discussion - none**

**Next PB Meeting: September 26th**