



Planning Board Agenda

November 14, 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. You can choose to have Planning Board Agendas & Minutes emailed to you by completing the user information after clicking on the "e-subscription" Tab at the bottom of the home page. 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 - 10/24/2023

II. Public Hearing

#2023-026 Re-Subdivision of Synergy Phase 3

SBL: 259.-2-120, 259.-2-48, 259.-2-118.7

Revised Subdivision for Synergy Phase 3, Roberts LN , Zoned: L2

Status: Revised Preliminary

Citizenserve File Number: 23-002116, Application Number: SUB23-000021

Applicant: MJ Properties - Mark Rekucki , Consultant: Lansing Engineering, PC – A. Masullo

Last Seen On: 09/26/2023

http://www.citizenserve.com/Documents/398/365078692_2023_10_12-LE%20Subdivision%20plan.pdf

III. Old Business

#2023-013 Fire Road Gas Station and Mixed-Use Building Redevelopment Site Plan

SBL: 272.9-1-19

Redevelopment of existing site, 4 Fire RD , Zoned: TC3, Status: Revised Concept

Citizenserve File Number: 23-001306, Application Number: SPR23-000025

Applicant: Erin Ozbay , Consultant: Lansing Engineering, PC – N. Ward

Last Seen On: 05/24/2023

http://www.citizenserve.com/Documents/398/365651603_68802-2023_10_13-CONCEPT%20SITE%20PLAN.pdf

#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: SPR23-000027

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

Last Seen On: 09/12/2023

http://www.citizenserve.com/Documents/398/366186534_21Century_10.23.pdf

#2021-041 3 Synergy Park Drive Site Plan

SBL: 265.-5-4

3 Synergy Drive Warehouse Development, 3 Synergy Park DR , Zoned: B5 - Corporate Commerce, Status: Preliminary

Citizenserve File Number: 2021-041, Application Number: SPR23-000028

Applicant: MJ Properties - Joe Rekucki, Consultant: ABD Engineers, LLP – J. Hitchcock

Last Seen On: 07/13/2021

http://www.citizenserve.com/Documents/398/366441108_0014%20-%20Site%20Plan.pdf

IV. New Business

#2023-031 1860 Route 9 2 Lot Commercial Subdivision

SBL: 265.-1-89

2-lot commercial subdivision, 1860 Us Rt 9 , Zoned: B5 - Corporate Commerce, Status: Concept

Citizenserve File Number: 23-002371, Application Number: SUB23-000022

Applicant: Codie Development, LLC , Consultant: ABD Engineers, LLP – J. Hitchcock

http://www.citizenserve.com/Documents/398/366441737_5417-Subdivision%20Plan.pdf

#2023-030 15 Old Plank Road Commercial Site Plan

SBL: 272.9-1-31.1

Proposed construction of 23,000 sf of commercial land use buildings, 15 Old Plank Rd

Zoned: TNGB - Neighborhood General Business, Status: Concept

Citizenserve File Number: 23-002345, Application Number: SPR23-000026

Applicant: JTD Holdings LLC, Consultant: EDP- G. Vuillaume

http://www.citizenserve.com/Documents/398/365890947_Old%20PlankRd%20Commercial-Site%20Plan.pdf

V. Discussion – 2024 Tentative Meeting Dates

Next PB Meeting: November 28th