



# Planning Board Agenda

March 12, 2024 – 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 – 2/27/24**

## **II. Public Hearing**

### **#2024-005 591 Riverview Rd Residential Dwelling Ground Mounted Solar Array SUP**

SBL: 282.-1-28.7

New install of ground mounted solar array, 591 Riverview RD , Zoned: R1 – Residential

Status: Preliminary

Citizenserve File Number: 24-000075, Application Number: SUP24-000004

Applicant: Helmut Gerstenberger , Consultant: Michael E Miele, PE

Last Seen On: 2/13/24

[http://www.citizenserve.com/Documents/398/398756626\\_0522-24%20Helmut%20Gerstenberger%20-%20591%20Riverview%20Rd.%20Rexford%2c%20NY%2012148-%20Ground%20Mount-Full%20Engineering.pdf](http://www.citizenserve.com/Documents/398/398756626_0522-24%20Helmut%20Gerstenberger%20-%20591%20Riverview%20Rd.%20Rexford%2c%20NY%2012148-%20Ground%20Mount-Full%20Engineering.pdf)

### **#2024-013 17 Bear Brook Ct In-Law Apartment SUP**

SBL: 265.19-3-30.1

In law addition on existing home, 17 Bear Brook CT , Zoned: R1 - Residential, Status: Concept

Citizenserve File Number: 24-000162, Application Number: SUP24-000003

Applicant: Capital District Contractors Inc. - Phil Brayman , Consultant: N/A

[http://www.citizenserve.com/Documents/398/402012535\\_17%20Bear%20Brook%20Plans%20SUP.pdf](http://www.citizenserve.com/Documents/398/402012535_17%20Bear%20Brook%20Plans%20SUP.pdf)

## **III. Old Business**

### **#2024-006 1147 Route 146A Building Addition Site Plan**

SBL: 257.16-1-9

Add a 50'x65' addition to an existing building at 1147 Route 146A to operate their business, 1147 Rt 146A

Zoned: HM - Hamlet Mixed Use, Status: Preliminary

Citizenserve File Number: 24-000079, Application Number: SPR24-000014

Applicant: JTM Development, LLC. - Jonathan Matala, Consultant: GVG Surveyor, PLLC – K. Weed

Last Seen On: 2/13/24

[http://www.citizenserve.com/Documents/398/402781970\\_NORTH%20LOT%20PPP%202023%20ADD-Model%20\(2\).pdf](http://www.citizenserve.com/Documents/398/402781970_NORTH%20LOT%20PPP%202023%20ADD-Model%20(2).pdf)

**#2023-016 1019 Route 146 Gas Station and Convenience Store Site Plan**

SBL: 271.-1-11

1019 Route 146 Gas Station and Convenience Store, 1019 Rt 146

Zoned: B3 - Neighborhood Business, Status: Concept

Citizenserve File Number: 23-001545, Application Number: SPR24-000015

Applicant: Surinder Cheema      Consultant: Nolan Engineering, PLLC

Last See On: 6/28/23

[http://www.citizenserve.com/Documents/398/402666570\\_Cheema%20%20-%20Clifton%20Park%202-19-24.pdf](http://www.citizenserve.com/Documents/398/402666570_Cheema%20%20-%20Clifton%20Park%202-19-24.pdf)

**IV. New Business**

**#2024-014 68 Droms Rd 24 Lot Subdivision (Dingley)**

SBL: 276.-1-34.2

Applicant proposes a 24 lot conservation subdivision on 98+/- acres. 23 new building lots on a proposed public road and the existing farmhouses and barns will retain the remaining land on Lot#24

68 Droms RD , Zoned: CR - Conservation Residential, Status: Concept

Citizenserve File Number: 24-000180, Application Number: SUB24-000003

Applicant: Erik Kohler Homes LLC , Consultant: EDP – J. Dannible

[http://www.citizenserve.com/Documents/398/402786510\\_01a\\_2024-02-20-subdivision\\_kohler%20droms.pdf](http://www.citizenserve.com/Documents/398/402786510_01a_2024-02-20-subdivision_kohler%20droms.pdf)

**V. Discussion**

**Next PB Meeting: March 26,2024**