



Planning Board Agenda

May 14, 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. 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 - 04/23/2024

II. Public Hearing

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

SBL: 276.-1-34.2

Applicant proposes a 24 lot conservation subdivision on 100.3+/- acres. 23 new building lots will be created on a proposed public road. The existing farm houses and barns will retain the remaining plans to be utilized as private deed restricted openspace, 68 Droms Rd, Zoned: CR - Conservation Residential, Status: Preliminary

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

Last Seen On: 3/12/24

http://www.citizenserve.com/Documents/398/410991400_2024-04-19%20Site%20Plans_Droms.pdf

#2024-016 87 Hubbs Road Professional Office Site Plan

SBL: 258.-1-16.1

87 Hubbs Road Professional Office, 87 Hubbs RD , Zoned: CR - Conservation Residential

Status: Preliminary

Applicant: G. Witecki, Consultant: N/A

Last Seen On: 4/23/24

http://www.citizenserve.com/Documents/398/408752297_87%20Hubbs%20Rd_%20Ballston%20Lake_%20NY_%2012019%20R4.pdf

III. Old Business

#2024-008 Route 9 Telecommunications Tower Special Use Permit (SUP)

SBL: 266.3-3-20

Route 9 Telecommunications Tower, Us Rt 9 Rear, Zoned: B3 - Neighborhood Business

Status: Preliminary

Applicant: Cellco dba Verizon Wireless Consultant: Young Sommer, D. Brennan

Last Seen On: 2/27/24

http://www.citizenserve.com/Documents/398/400971815_Tab%2013%20-%20Rustynail_ZDrev1_20231101.pdf

IV. New Business

#2024-018 Delmonico's Building Addition Site Plan

SBL: 272.9-1-38.2

Delmonico's Building Addition, 3 Northside Dr (Pvt) , Zoned: TC3 - General Zone

Status: Preliminary

Applicant: Delmonico's Consultant: EDP – G. Vuillaume

http://www.citizenserve.com/Documents/398/411033140_Delmonicos%20Site%20Plans.pdf

#2024-017 32 Wishing Well In-Law Apartment SUP

SBL: 276.16-1-6

Construction of In-Law Apartment, 32 Wishing Well LN , Zoned: R1 – Residential

Status: Concept

Applicant: Cory Fazioli Consultant: N/A

[http://www.citizenserve.com/Documents/398/410531576_Plans%20for%2032%20Wishing%20Well%20Ln%20Addition%20\(as%20of%204.15.2024\).pdf](http://www.citizenserve.com/Documents/398/410531576_Plans%20for%2032%20Wishing%20Well%20Ln%20Addition%20(as%20of%204.15.2024).pdf)

#2024-019 1 Van Patten Rd Daycare Facility Site Plan (Creative Sprouts)

SBL: 265.6-1-25.11

Daycare Facility Site Plan (Creative Sprouts), 1 Van Patten DR , Zoned: R1 – Residential

Status: Concept

Applicant: Country Club Acres Consultant: EDP – B. Ragone

http://www.citizenserve.com/Documents/398/411206818_04-2024-04-22_ConSPLN1_CCA.pdf

V. Discussion – none

Next PB Meeting: Wednesday, May 29th