



# Planning Board Agenda

## Wednesday May 29, 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 - 05/14/2024**

### **II. Public Hearing - none**

### **III. Old Business**

#### **#2023-008 Bass Pro Shops Store Site Plan**

SBL: 272.-1-11

Proposed construction of a Bass Pro Shops Store, 400 Clifton Park Center RD

Zoned: TC1 - Highway Zone, Status: Final

Applicant: Bass Pro Shops, Consultant: A. Neuroth

Last Seen On: 04/01/2024

[http://www.citizenserve.com/Documents/398/414159043\\_2024.05.10%20-%20BPS%20Clifton%20Park%20-%20Civil%20Plans.pdf](http://www.citizenserve.com/Documents/398/414159043_2024.05.10%20-%20BPS%20Clifton%20Park%20-%20Civil%20Plans.pdf)

#### **#2023-032 Ushers Knob Business Park**

SBL: 259.-2-70

Proposed the construction of a business park consisting of ten (10) 4,800 sf multi-use flex buildings, Ushers Rd Rear, Zoned: B1 - Business Non Retail 1, Status: Revised Preliminary

Applicant: 1743 Route 9 LLC , Consultant: EDP

Last Seen On: 02/13/2024

[http://www.citizenserve.com/Documents/398/412978619\\_03\\_2024-05-03\\_Ushers%20Knob%20Plan%20Set.pdf](http://www.citizenserve.com/Documents/398/412978619_03_2024-05-03_Ushers%20Knob%20Plan%20Set.pdf)

#### **#2024-015 Route 9 Convenience Store w/Fuel**

SBL: 266.3-3-10.1

Proposed Construction of a Convenience Store w/Fuel, Us Rt 9

Zoned: B4A - Highway Business/Restricted Retail, Status: Revised Concept

Applicant: Prestige Petroleum Corporation , Consultant: Bohler Engineering

Last Seen On: 4/23/24

[http://www.citizenserve.com/Documents/398/413344600\\_Prestige%20Petroleum%20Site%20Plan%2005-06-24.pdf](http://www.citizenserve.com/Documents/398/413344600_Prestige%20Petroleum%20Site%20Plan%2005-06-24.pdf)

#### **IV. New Business**

##### **#2024-022 Phillips Clifton Country Road Apartments**

SBL: 271.-3-47.122

Proposed construction of Apartment Building, Clifton Country RD , Zoned: TC2 - Edge Zone

Status: Concept

Applicant: Atrium Properties Consultant: EDP G. Vuillaume

[http://www.citizenserve.com/Documents/398/413211692\\_Park%20Plaza%20Apartments-Site%20Plan.pdf](http://www.citizenserve.com/Documents/398/413211692_Park%20Plaza%20Apartments-Site%20Plan.pdf)

##### **#2024-023 28 Synergy Park Drive Warehouse**

SBL: 265.-5-11

Proposed construction of a 50,000 SF Warehouse , 28 Synergy Park DR

Zoned: B5 - Corporate Commerce, Status: Concept

Applicant Synergy Park LLC Consultant: ABD Engineers, LLP – J. Hitchcock

[http://www.citizenserve.com/Documents/398/413383976\\_0014-Concept%20Plan%20-%2017%20Synergy%20Park%20-%202024\\_05\\_06.pdf](http://www.citizenserve.com/Documents/398/413383976_0014-Concept%20Plan%20-%2017%20Synergy%20Park%20-%202024_05_06.pdf)

**Next PB Meeting: June 11th**