



# Planning Board Agenda

July 9, 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 - 6/11/24 , 6/20/2024**

## **II. Public Hearing**

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

SBL: 276.-1-34.2

Droms Rd 24 Lot Subdivision, 68 Droms Rd, Zoned: CR - Conservation Residential

Status: Preliminary Review w/ possible Final determination

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

Last Seen On: 05/14/2024

[http://www.citizenserve.com/Documents/398/418911416\\_01\\_2024-06-17\\_Sub\\_plans\\_Droms.pdf](http://www.citizenserve.com/Documents/398/418911416_01_2024-06-17_Sub_plans_Droms.pdf)

### **#2023-018 377 Moe Rd 10 Single-Family Residential Lots Subdivision**

SBL: 277.-2-16

377 Moe Road 10 lot subdivision, 377 Moe Rd, Zoned: R1 - Residential, Status: Revised Preliminary

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

Last Seen On: 09/12/2023

[http://www.citizenserve.com/Documents/398/418916050\\_377%20MOE%20ROAD%20Subdivision%20Plans.pdf](http://www.citizenserve.com/Documents/398/418916050_377%20MOE%20ROAD%20Subdivision%20Plans.pdf)

## **III. Old Business**

### **#2024-018 Delmonico's Building Addition Site Plan**

SBL: 272.9-1-38.2

Applicant is proposing to construct a 925 sf restaurant building addition along with 25 new parking spaces and a small patio area on 1.86 acres, 3 Northside Dr (Pvt) , Zoned: TC3 - General Zone

Status: Revised Preliminary

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

Last Seen On: 05/14/2024

[http://www.citizenserve.com/Documents/398/418889149\\_Delmonicos%20Site%20Plans.pdf](http://www.citizenserve.com/Documents/398/418889149_Delmonicos%20Site%20Plans.pdf)

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

SBL: 265.6-1-25.11

Applicant is proposing a new daycare use that includes 19 parking spaces and a playground area

1 Van Patten DR, Zoned: R1 - Residential, Status: Preliminary

Applicant: Country Club Acres, Consultant: EDP- G. Vuillaume

Last Seen On: 05/14/2024

[http://www.citizenserve.com/Documents/398/418738324\\_CCA%20Daycare-Site%20Plan.pdf](http://www.citizenserve.com/Documents/398/418738324_CCA%20Daycare-Site%20Plan.pdf)

**IV. New Business**

**#2024-026 Miller Road 3 Lot Subdivision (Boni)**

SBL: 276.-2-33

Proposed 3 lot Subdivision of a 5.169+/- Acre lot with existing home into 3 lots, Miller Rd

Zoned: R1 - Residential, Status: Concept

Applicant: KLB Enterprises, LLC, Consultant: GVG Land Surveyor, PLLC - K. Weed

[http://www.citizenserve.com/Documents/398/418893814\\_3%20LOT%20SUB%205%20ACRE%20PARCEL-Model.pdf](http://www.citizenserve.com/Documents/398/418893814_3%20LOT%20SUB%205%20ACRE%20PARCEL-Model.pdf)

**#2024-027 1523 Crescent Road Commercial Site Plan (The Landings at Crescent Road)**

SBL: 284.-1-5

Proposed commercial site plan with a convenience store/gas station and two additional buildings with drive-thru, 1523 Crescent Rd, Zoned: B3 - Neighborhood Business

Status: Concept

Applicant: TITAN Commercial Realty Group LLC, Consultant: Capital Architecture/City Restoration - A. Dadamo

[http://www.citizenserve.com/Documents/398/419947559\\_THE%20LANDINGS%20AT%20CRESCENT%20ROAD%20-%20Concept%20Plan.pdf](http://www.citizenserve.com/Documents/398/419947559_THE%20LANDINGS%20AT%20CRESCENT%20ROAD%20-%20Concept%20Plan.pdf)

**V. Discussion - none**

**Next PB Meeting: August 13th**