



Planning Board Agenda

October 28, 2025 – 7:00 pm

The Planning Board's Agenda is subject to change and certain items may be postponed 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 –10/14/2025

II. Public Hearing - none

III. Old Business

#2025-027 Miller Road Flex Space Phase 2 Site Plan

SBL: 270.-2-3.121

Applicant is proposing the construction of 13 buildings for use as Flex-Space, Rt 146

Zoned: B5 - Corporate Commerce, Status: Preliminary

Applicant: Miller Road Storage LLC, Consultant: Advanced Engineering – N. Costa

Last Seen On: 06/24/2025

http://www.citizenserve.com/Documents/398/496560538_Site%20Plan%20-%20Full.pdf

IV. New Business

#2025-045 Synergy Park Phase 4 Subdivision and Site Plan

SBL: 265.-5-10

Applicant proposes a 5 lot subdivision with construction of 5 office/warehouse buildings, 19 Synergy Park Dr Rear

Zoned: L2 - Light Industrial 2, Status: Concept

Applicant: MJ Properties, Consultant: Lansing Engineering, PC – P. Lubera Jr.

[http://www.citizenserve.com/Documents/398/495145534_37311-2025_10_06-](http://www.citizenserve.com/Documents/398/495145534_37311-2025_10_06-Synergy%20Phase%204%20Concept.pdf)

[Synergy%20Phase%204%20Concept.pdf](http://www.citizenserve.com/Documents/398/495145534_37311-2025_10_06-Synergy%20Phase%204%20Concept.pdf)

[http://www.citizenserve.com/Documents/398/495145540_37311-2025_10_06-](http://www.citizenserve.com/Documents/398/495145540_37311-2025_10_06-Synergy%20Phase%204%20Subdivision.pdf)

[Synergy%20Phase%204%20Subdivision.pdf](http://www.citizenserve.com/Documents/398/495145540_37311-2025_10_06-Synergy%20Phase%204%20Subdivision.pdf)

#2025-042 2108 US Rt 9 Storage Building Site Plan

SBL: 250.-2-2

Applicant proposes to construct two storage buildings on 1.53 acres, 2108 Us Rt 9 , Zoned: L2 - Light Industrial 2

Status: Concept

Applicant: Prediletto Electric, Consultant: EDP – G. Vuillaume

http://www.citizenserve.com/Documents/398/495039143_147%20WoodRd%20Site%20Plan.pdf

#2025-043 412 Clifton Park Center Rd Boat and Atv Storage Lot (Bass Pro Shops) Site Plan

SBL: 272.-1-49.1

Applicant proposes construction of a boat and Atv storage lot serving the Bass Pro Shops store

412 Clifton Park Center RD , Zoned: TC1 - Highway Zone, Status: Preliminary

Applicant: Bass Pro Shops, Consultant: RAA Design – R. Myers

http://www.citizenserve.com/Documents/398/494954518_Portal%20Submittal%20Civil%20Site%20Plan%20Set%20-%202010.03.25.pdf

V. Discussion – none

VI. Public Privilege - Any member of the public may speak for up to three (3) minutes on matters currently before the Planning Board as open projects. Comments should be relevant to the Planning Board's jurisdiction under Subdivision, Site Plan, and Special Use Permit regulations. This opportunity is intended to allow the public to provide input or raise concerns related to active applications under review.

Next PB Meeting: November 12th