



Planning Board Agenda

March 10, 2026 – 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.

Public Privilege – For each agenda item, prior to Planning Board discussion with the applicant, members of the public may speak for up to three (3) minutes on that application. Comments should relate to the Board's jurisdiction under Subdivision, Site Plan, and Special Use Permit regulations.

I. Minutes Approval – 2/10/26

II. Public Hearing – none

III. Old Business

#2025-040 2090 Route 9 Outdoor Storage Site Plan

SBL: 250.-2-44

Proposed 1.48 acre gravel outdoor storage site on 7.74 AC parcel, 2090 US Rt 9

Zoned: L2 - Light Industrial 2, Status: Revised Concept

Applicant: XAR Corporation Consultant: Empire Engineering, PLLC – C. Longo

Last Seen On: 10/14/2025

[Site Plan](#)

#2025-029 Village Plaza II Mixed Use Site Plan (Apartments)

SBL: 272.-1-44.1

Proposed apartment building with mixed use on ground floor, 19 Clifton Country Rd

Zoned: TC5 - Neighborhood Zone, Status: Preliminary review w/ possible final determination

Applicant: RTM Asset Management Group, LLC Consultant: EDP – J. Dannible

Last Seen On: 01/23/2026 (TAC meeting)

[Site Plan](#)

IV. New Business

#2026-008 570 Grooms Rd Greenhouse Operation Site Plan (Sokolowski)

SBL: 277.15-3-30

Site plan review for an existing commercial agricultural greenhouse operation and a proposed 24'

X 24' pavilion, 570 Grooms Rd, Zoned: R1 - Residential, Status: Preliminary

Applicant: Sokolowskis Greenhouses, LLC Consultant: N/A

[Site Plan](#)

#2026-004 294 Vischer Ferry Rd 2 Lot Subdivision

SBL: 276.-2-54

Applicant proposes a two lot subdivision, 294 Vischer Ferry Rd

Zoned: PDD - Planned Development District, Status: Concept

Applicant: Coburg Village Consultant: GVG Land Surveyor, PLLC – R. Wilklow

[Subdivision Plan](#)

#2026-005 898 Route 146 Office Accessory Building Site Plan

SBL: 271.-4-20

Applicant proposes a 2,400 ± SF accessory building to be placed adjacent to the existing office building on site. 898 Rt 146 , Zoned: B1 - Business Non Retail 1, Status: Concept

Applicant: Ferguson Group, LLC, Consultant: EDP – J. Dannible

[Concept Site Plan](#)

#2026-009 18 Robinson Street 2 Lot Subdivision

SBL: 282.14-1-6.1

Applicant proposes subdividing a piece of land across Sunset St. that is part of the existing parcel. 18 Robinson St., Zoned: CR - Conservation Residential, Status: Concept

Applicant: Nally Brothers Property Solutions LLC Consultant: ABD Engineers

[Subdivision Plan](#)

V. Discussion

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: March 24th