



# Planning Board Agenda

## February 28, 2017

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 five minutes. In addition, the Board will accept project-relevant comments or questions from any audience member who raises his/her hand after the presentation of each agenda item. 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 - February 16, 2017

### II. Public Hearings

#### **2016-053 Hunter 2 Lot Subdivision**

*Applicant proposes subdividing an existing 3.15 +/- acre parcel into two lots ( 1.5 acres and 1.65 acres) in order to build a single family home on each. Existing cemetery is to be offered to the Town through an easement for access and maintenance purposes. Existing tennis court will be removed, Clifton Park Center Rd, Zoned: R-1, Status: PB Prelim Review - Poss. Determination* SBL: 271.-3-59

### III. Old Business

#### **2016-052 99 Restaurant Parking Expansion – Site Plan**

*Applicant is proposing to add an access aisle on the 1.28 acre lot around the north/northeastern portion of the Ninety Nine Restaurant that will accommodate new parking spaces. The parking would increase from 65 to 88 spaces. This parcel is zoned both TC-3 and TC-4. 306 Clifton Park Center Rd, Zoned: TC3, Status: Revised Concept* SBL: 272.-1-41.2 & 272.-1-42.2

#### **2016-051 Peak Environmental Industrial Park – Site Plan**

*Applicant proposes to develop the 16.63 acre parcel with Light Industrial buildings, 44 Wood Rd, Zoned: L 1, Status: PB Preliminary Review* SBL: 259.-2-73.12

### IV. New Business

#### **2017-008 Hatlee Rd 4 Lot Subdivision**

*Applicant proposes to subdivide 10+/- acres into 4 lots for construction of a duplex on each lot (8 units in total). A SUP will be needed to allow for duplex construction in an R-1 zone. The existing house and outbuildings to be demolished, 993 Hatlee Rd, Zoned: R-1, Status: PB Concept Review*

SBL: 258.-1-23.1

**2017-004 Belmonte Bonneau Rd 8 Lot Subdivision & 2 Family SUP**

*Applicant proposes subdividing the existing (4) lots into (8) lots in order to build four(4) two-family homes. Subdivision also includes 27 Bonneau (283. 1-29.13), 31Bonneau (283. 1-29.12), and 33 Bonneau (283. 1-29.111). Several variances will be required for lot width ( 1A,1B,2B,3A,3B) Lots 2,3 and 4 are keyhole lots, 25 Bonneau Rd, Zoned: R 1, Status: PB Concept Review SBL: 283. 1-29.14*  
**PULLED BY APPLICANT... TO BE RESCHEDULED.**

V. Discussion Items:      Next Meeting: March 14      Next Submittal Date: March 6th for March 28th