



DRAFT Planning Board Agenda DRAFT

subject to change prior to the Final Agenda

January 09, 2018

I. Minutes Approval - December 12, 2017

II. Public Hearings

2017-052 Peabody 2 Lot Subdivision

Applicant proposes to subdivide the existing 1 acre parcel into two parcels to be used for single family homes, 757 Carlton Rd, Zoned: R-1, Status: PB Prelim Review w/ possible determination.

SBL: 265.5-1-2

To be reviewed by: MJE Consultant: Advanced Engineering Applicant: Peabody **Last Seen on: 10-24-17**

2017-063 Deleonardis Solar Array Special Use Permit

Applicant requests SUP approval per section 208-79E.(3) for a ground mounted solar array in a CR Zone. Total array area is 2 X 325 SF = 650 SF, 421 Riverview Rd, Zoned: CR, Status: PB Preliminary review w/ possible determination.

SBL: 287.-1-7.2

To be reviewed by: **No Review Necessary** Consultant: Kasseleman Solar Applicant: Deleonardis

III. Old Business

2017-056 Adirondack Office Suites - Site Plan

Applicant proposes to construct a 45' x 102.5' detached garage in the rear of the property with driveway access to Commerce Drive. Site consists of an existing office building with utility connections and 17 parking spaces. Building area is 4,612 sf of the 39,295+/- acres, 282 Ushers Rd, Zoned: L 2, Status: PB Preliminary Review w/ possible determination

SBL: 259.-2-38

To be reviewed by: MJE Consultant: GVG Applicant: Charles Reinemann **Last Seen on: 11-14-17**

2017-009 Clifton Park Center Road Apartments - Site Plan

Applicant proposes construction of a residential community with access from Clifton Park Center Road and Wall Street. A total of 38 units to be included in 4 buildings on 3.98 +/- acres. Each unit will have its own garage and one additional parking space. An elevated walkway will provide connectivity through the property over the wetland. Provisions for stormwater management will be made on-site. Connections to municipal water and sewer will be made, Clifton Park Center Rd, Zoned: TC2, Status: PB Preliminary Review

SBL: 271.-3-76.1

To be reviewed by: MJE Consultant: ABD Applicant: Phillips **Last Seen on: 3-14-17**

2017-021 Abele 14 Lot Subdivision and Duplex SUP

Applicant proposes construction of 14 Duplex Units on a private road to be connected to John J McKenna IV Way. After construction of the duplex buildings, each building will be subdivided down the common wall so each side can be individually owned. A homeowner association will own and maintain the roadway. Christinamarie Dr, Zoned: R-1, Status: PB Concept Review

SBL: 284.-1-10.21

To be reviewed by: MJE Consultant: ABD Applicant: Abele

Last Seen on: 8-8-17

V. Discussion Items – none

Next Meeting Date: January 23, 2018

Next Submittal Date: January 22 for February 13th meeting