



Planning Board Agenda

February 26, 2019

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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 – January 22, 2019

II. Public Hearings – (originally scheduled for February 12th – cancelled due to inclement weather)

2018-067 Majid/Merrall Drive In Law Apt SUP

Applicant requests SUP approval for conversion of a single family home to a 2 family per section 208-10(9)[7] for an R-1 zone. Note: Construction shall meet the building code requirements for a 2 family home if the SUP is approved, 4 Merrall Dr, Zoned: R-1, Status: PB Preliminary Review w/ possible determination

Applicant: Majid **Last Seen on: 1/8/19**

SBL: 283.19-1-29

2018-044 Azadivatan 2 Lot Subdivision

Applicant proposes subdividing a 6.87 acre lot into 2 lots. Lot A will be 2.18 acres and Lot B will be 4.69 acres. The applicant proposes to use Lot B to build a single family home for herself. Lot A will continue to be used for commercial purposes. Access and utilities easements will be put in place on lot A for access and utilities to Lot B (as noted on the subdivision), 521 Vischer Ferry Rd, Zoned: B-3, Status: PB Preliminary Review w/ possible determination

SBL: 271.-1-5

To be reviewed by: MJE Consultant: ABD Applicant: Azadivatan **Last Seen on: 9/12/18**

New Business - (from February 12th meeting cancelled due to inclement weather)

2019-006 Banino 2 Lot Subdivision

Applicant proposes subdividing the 6.43 acre lot into 2 lots. Lot 1 will be 3.63+/- acres and include the existing house, well and septic system. Lot 2 will be for construction of a single family home with a proposed well and septic system, 116 Vischer Ferry Rd, Zoned: CR, Status: PB Concept Review

To be reviewed by: MJE Consultant: GVG Applicant: Banino

SBL: 283.-1-42.3

III. Old Business

2017-049 Earl Route 146 PDD (aka Park West) – Site Plan

Applicant proposes the construction of a Planned Development District that will include 14 single family condominium buildings, 5-2 unit condominium buildings(10 condominium units), 27- 4 unit condominium buildings(108 condominium units), and club house associated parking. The overall PDD size is approximately 23.5 +/- acres and is predominately wooded. Stormwater will be managed on-site in accordance with NYSDEC requirements. The proposed sewer connection is located along Route 146 and the water connection is located along the Route 146A entrance. The PDD encompasses 23.5. In addition, a 4.19 acre parcel is being offered as dedicated conservation area. The PDD was approved on August 20, 2018 by the Local Law No. 200 of 2018 of the Town of Clifton Park Town Board Rt 146 & 146A, Zoned:PDD, Status: PB Preliminary Review

SBL: 271.-1-16

To be reviewed by: MJE Consultant: Lansing Applicant: Rt 146 & 146A Properties **Last Seen on: 1/8/19**

IV. New Business

2019-008 Tallow Wood Apartments - Site Plan

Applicant proposes to construct a 12,000 +/- sf 3 story 34 unit apartment building, convert the existing 19,000 +/- sf office space into a 16 unit apartment building and utilize existing parking area in compliance with local zoning. New building will connect to CPWA water and SCSD Sewer. Area of disturbance <1.0 acre with no change to total impervious area. Development will utilize existing stormwater pond, 855 Rt 146, Zoned: TC4, Status: PB Concept Review

SBL: 271.-3-67.1

To be reviewed by: MJE Consultant: EDP Applicant: DCG

V. Discussion Items - none

Next Planning Board Meeting: March 12th

Next Submittal date: March 4th for the March 26th meeting