



Planning Board Agenda

December 14, 2021 – 7:00 pm

Meeting will take place in person at the Town Hall Wood Room

The Planning Board's Agenda is subject to change and certain items may be postponed. For agenda updates please visit our website, www.cliftonpark.org. You can choose to have Planning Board Agendas & Minutes emailed to you by completing the user information after clicking on the "Alerts" Tab

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.

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I. Minutes Approval - November 23, 2021

II. Public Hearings

2021-047 625 Kinns Sutherland-Kocsis 2 Lot Subdivision

Applicant proposes subdividing 8.55 acres into 2 lots with frontage on both Kinns Rd and Carlton Road.

There are two existing homes on the property. The subdivision is intended to have each home on a separate parcel, 625 Kinns Rd, Zoned: R-1, Status: PB Prelim Review - Poss. Determination

SBL: 265.-1-40

To be reviewed by: MJE Consultant: GVG Applicant: S. Sutherland **Last Seen on: 9-28-21**

III. Old Business

2021-007 Northeast HVAC Solutions Expansion

Applicant proposes a 3,500 SF building expansion to their existing office. The addition will consist of a 3 bay garage and 1,500 SF office space on the second floor. Applicant proposes utilizing an existing unused curb cut on NYS Route 146 abandoning the existing shared access with the adjacent property. The parking lot will be expanded with 14 additional spaces. The project will be connected to public water and sewer, 898 Rt 146, Zoned: B-1, Status: PB - Revised Conceptual Review

SBL: 271.-4-20

To be reviewed by: MJE Consultant: EDP Applicant: Ferguson Group, LLC **Last Seen on: 2-9-21**

IV. New Business

2021-068 857 Main Street Pole Barn

Applicant proposes constructing a 7,200 sf pole barn in the rear of the former Main Street Grill restaurant to be used for storage of party rental equipment. Applicant will be seeking an area variance in order to have a 20 ft setback in place of the required 100 ft setback to an adjacent Residential Zoning District, 857 Main St, Zoned: B-3, Status: PB Concept Review

SBL: 265.-1-54

To be reviewed by: MJE Consultant: ABD Applicant: D,K,& S Enterprises, inc

2021-069 Boni Wooddale Drive 9 Lot Subdivision

Applicant proposes to subdivide the 28.6 acres into 9 lots with access from Wooddale Drive. The 9 lots will be for duplex units on a new proposed Town road dead ending into a cul-de-sac. A lot line adjustment is proposed between parcel 259.11-2-99 and 161 Wooddale Drive to allow better access of a new road creating a corner lot which will require a variance for a structure within 50 ft of a front boundary line.

Serviced by CPWA and Saratoga County Sewer District via Wooddale Drive, Wood Dale Dr Rear, Zoned: B-1, Status: PB Concept Review

SBL: 259.-2-71

To be reviewed by: MJE Consultant: ABD Applicant: KLB Enterprises, LLC

V. Discussion Items

Referral from Town Board for recommendation

2021-060 Players Park PDD Amendment

Applicant proposes amending the current PDD to construct an indoor/outdoor sports field facility on approximately 8.02 acres. Project includes a synthetic indoor turf within a tension fabric structure, an outdoor synthetic turf field and a small turf practice area. The existing uses which include mini-golf and an ice cream stand will continue to be maintained. Project also includes Tax Id 264.-2-6.123, Rt 146A, Zoned: PUD (comm)

SBL: 264.-2-6.111

Next Planning Board Meeting: January 11, 2022

Next Submittal Date: December 20th for the January 11th meeting