



Planning Board Agenda

WEDNESDAY, SEPTEMBER 09, 2020

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: The Board will complete its deliberation of the project under review at midnight. All remaining items will be placed first on the next agenda.

COVID-19 Note: Executive Order No. 202.1 suspends Article 7 of the Public Officers Law (also known as the Open Meetings Law), to the extent necessary to permit any public body to meet and take such actions authorized by law without allowing the public to be physically present at the meeting. The order also authorizes public bodies to meet remotely by conference call or similar service. For the Public Hearing Agenda Items during these unprecedented conditions, the Planning Board will provide the public reasonable and meaningful opportunities to submit comments via online videoconferencing technology during the meeting and in writing via email or mailed written comments.

Written Comments can be provided by emailing planning@cliftonpark.org or by mail to: Town of Clifton Park Planning Board, One Town Hall Plaza, Clifton Park, NY 12065. All written comments received by 5 p.m. on September 9, 2020, will be provided in advance of the meeting to the Planning Board Members for their consideration.

Remote Conferencing Instructions:

Click on Zoom Video Conferencing Below Link or copy and paste into a web browser from your Electronic Device (i.e. computer, smartphone, tablet):

<https://us02web.zoom.us/j/89147981200?pwd=YkpvQTBxcTNaOWlIS2NtNnJHa2N0dz09>

Phone Participation Only:

Dial: 1-646-558-8656

Meeting ID: 891 4798 1200

Password: 044049

I. Minutes Approval – August 11, 2020

New Business (carried over from the August 11th meeting)

2020-038 Robertaccio 2 Lot Subdivision - Moved from the August 11th meeting

Applicant proposes subdividing 5.01 acres from the current 84.21 acre lot to provide for one residential dwelling and associated property, Hubbs Rd, Zoned: CR, Status: PB Concept Review SBL: 258.-1-6.2

To be reviewed by: MJE Consultant: N/A Applicant: M. Robertaccio

2020-037 Druthers of Clifton Park Site Plan- Moved from the August 11th meeting

Applicant proposes developing 5.3 acres with a restaurant/micro brewery. A 10,000 sf building will house the dining areas, kitchen, bathrooms and brewery. The plans will include extensive outdoor dining areas that will provide opportunities for play area, casual seating, music and private events. Paved parking will be provided for 120 cars with overflow land-banked parking for up to 130 cars. The building will be connected to public sewer and water utilities and storm water will be managed on site, South Side Dr, Zoned: PUD (comm), Status: PB Concept Review

SBL: 271.16-1-6.1

To be reviewed by: MJE Consultant: EDP Applicant: Druthers Brewing Co

II. Public Hearings

2020-043 Park West PDD Subdivision

Applicant proposes the subdivision of land from a proposed PDD to provide a Public Right of Way by fee dedication for the Town and to place the stormwater management basins within individual lots, Rt 146, Zoned: R-3, Status: PB Preliminary Review

SBL: 271.-1-13

To be reviewed by: MJE Consultant: Lansing Engineering Applicant: S.Earl

2019-040 1267 Route 146 2 Lot Subdivision (Fleischman)

Applicant proposes subdividing a .94 acre parcel with an existing dwelling into 2 parcels. 1 parcel will have the existing dwelling with a new proposed access to the soon to be dedicated Vista Court. The second parcel will remain vacant with a long range plan to build a 2 family home that will require additional town review and approval, 1267 Rt 146, Zoned: HM, Status: PB Preliminary Review with possible determination.

SBL: 270.8-5-4

To be reviewed by: MJE Consultant: Bethlehem Land Surveying Applicant: A. Fleischman

III. Old Business

2020-032 Hubbs Road Active Solar Special Use Permit

Applicant proposes constructing 6.7 MW(DC) ground mounted solar energy facility that will use approximately 16,896 solar panels. The panels will be mounted on a system of steel posts and racks. Two concrete pads with the electrical equipment are located near the panels and will include inverters and transformers. The site will be surrounded by a 7 ft chain link fence, Hubbs Rd, Zoned: CR, Status: PB Preliminary Review

SBL: 258.-1-6.3

To be reviewed by: MJE Consultant: Creighton Manning Applicant: Active Solar **Last Seen on: 7-14-20**

2020-031 Hubbs Road Active Solar Site Plan

Applicant proposes constructing 6.7 MW(DC) ground mounted solar energy facility that will use approximately 16,896 solar panels. The panels will be mounted on a system of steel posts and racks. Two concrete pads with the electrical equipment are located near the panels and will include inverters and transformers. The site will be surrounded by a 7 ft chain link fence, Hubbs Rd, Zoned: CR, Status: PB Preliminary Review

SBL: 258.-1-6.3

To be reviewed by: MJE Consultant: Creighton Manning Applicant: Active Solar **Last Seen on: 7-14-20**

IV. New Business

2020-044 Greene, Donald 750 Route 146A Subdivision

Applicant proposes subdividing a 5.5 +/- acre lot (264.-3-37.3) into 2 new single family residential lots with the remainder to be merged with the 40.25 +/- acre parcel (264.-3-37.12) an adjacent parcel under common ownership. Proposed Lot 1 to be developed in the future with a residential dwelling and Proposed Lot 2 will have the existing dwelling and barns, 750 Rt 146A, Zoned: CR, Status: PB Concept Review

SBL: 264.-3-37.3

To be reviewed by: MJE Consultant: EDP Applicant: D. Greene

V. Discussion Items - none

Next Planning Board Meeting: September 22nd

Next Submittal Date: September 21st for the October 14th meeting