



Planning Board Agenda

August 11, 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 August 11, 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/85326533654?pwd=TzNQTW9iMStNK24vQVBRreTVVajZMQT09>

Phone Participation Only:

Dial: 1-646-558-8656

Meeting ID: 853 2653 3654

Password: 271394

I. Minutes Approval - July 14, 2020

II. Public Hearings

2020-020 DCG Ushers Rd 3 lot Subdivision

Applicant proposes to subdivide the 33.6 acre parcel. Three of the lots will be utilized for zoning compliant site developments and one lot will be merged with an adjacent parcel under common ownership. A 60 ft wide private road ingress/egress and utility easement will be established for use by all 3 parcels.

Stormwater management will be provided for the new impervious areas, 279 Ushers Rd, Zoned: L 2,

Status: PB Preliminary Review w/possible determination

SBL: 259.-2-74.3

To be reviewed by: MJE Consultant: EDP Applicant: DCG **Last Seen on: 4-28-20**

III. Old Business

2020-021 Nortrax Site Plan

Applicant proposes to construct a 26,000 sf building with 70 parking spaces, outdoor storage area, and equipment testing area. The facility will be for sales and service of heavy machinery. The property will be accessed from a private road sharing access with other property within the future commercial light industrial park, 279 Ushers Rd, Zoned: L 2, Status: PB Preliminary Review w/possible determination

SBL: 259.-2-74.3

To be reviewed by: MJE Consultant: EDP Applicant: Nortrax, Inc. **Last Seen on: 4-28-20**

2020-030 Motostar Motorcycle Sales Site Plan

Applicant proposes to resurface an existing parking area and use an existing 6,500 sf one story building for a motorcycle sales facility on 1.26 acres with road frontage on Route 9 and Old Route 146, 31 Old Rt 146, Zoned: B-4A, Status: PB Preliminary Review w/possible determination

SBL: 272.9-1-37

To be reviewed by: MJE Consultant: EDP Applicant: Motostar, Inc. **Last Seen on: 7-14-20**

2020-016 Rexford Square Self Storage Site Plan

Applicant proposes to build multiple Self-Storage structures with associated parking, turn around and stormwater improvements, 8 Daggett Dr, Zoned: HM, Status: PB Preliminary Review w/ possible determination

SBL: 269.-3-2.24

To be reviewed by: MJE Consultant: Empire Eng. Applicant: Guidarelli **Last Seen on: 3-24-20**

IV. New Business

2020-038 Robertaccio 2 Lot Subdivision

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

2020-034 Park West PDD Amendment 1 Site Plan

Applicant proposes to amend approved PDD (NOD 3-6-19) to construct 14 single family condominium buildings, 5 two unit condominium buildings (10 Units), 27 four unit condominium buildings (108 units), and overflow 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 PDD will encompass 23.5 acres. A 4.19 acre parcel is being offered in a dedicated conservation area. Also involves parcel 271.-1-16 and 271.-1-1.2. Original Project: 2017-049 Earl Route 146A PDD (aka Park West), Rt 146 & 146A, Zoned: PUD (comm), Status: PB Concept Review

SBL: 271.-1-16

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

2020-037 Druthers of Clifton Park Site Plan

Applicant proposes developing 5.3 acres with a restaurant/brewery. A 10,000 sf building will house the dining areas, kitchen, bathrooms and brewery. The plans will include 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

V. Discussion Items

2019-030 Rexford Square Office Building Site Plan

Applicant is asking for a 1 year extension of the approved 3,760 SF commercial office building with associated parking and septic system, 3 Daggett Dr, Zoned: HM, Status: APPROVED on 8-13-19

SBL: 269.-3-2.22

Next Planning Board Meeting: September 9th

Next Submittal Date: August 17th for the September 9th meeting