

TOWN OF GLENVILLE
Planning and Zoning Commission
May 11, 2020
7:00 p.m.

1. Approval of the minutes of the April 13, 2020

**2. Bintz Farm Subdivision – MH Land Conservancy
Tourauena Road**

**Modification to Condition of
Subdivision Approval**

Planning and Zoning Commission approval of the recent conservation subdivision of the Bintz Farm adjacent to Wolf Hollow included imposition of a \$1,000 fee in-lieu of recreation. The applicant's representative, Mohawk-Hudson Land Conservancy, has requested that the fee be waived because the newly subdivided lot is unbuildable and purely for conservation and open space purposes. Therefore, there is no increased demand on existing recreational areas maintained by the Town of Glenville.

**3. Schenectady County IDA
Avenue A & Seventh Street**

**Public Hearing
Final Subdivision Review**

Schenectady County IDA is applying to subdivide two (2) lots from parent parcel (SBL: 29.00-3-25) in the Glenville Business and Technology Park. Proposed parcel 1 contains a land area of 745,137 square feet or approximately 17.06 acres and contains existing Buildings 202, 203 and 204. Proposed parcel 2 contains a land area of 176,470 square feet or approximately 4.05 acres and contains Building 201. No construction is proposed on either of the proposed lots. Area variances were granted by the ZBA at its April 27, 2020 regular meeting. The parcels are located within the R/D/T Research/ Development/Technology zoning district.

**4. Mohawk Terminals, Inc.
6 Freemans Bridge Road**

**Recommendation to the Zoning
Board of Appeals Regarding a
Conditional Use Permit**

Mohawk Terminals, Inc. has requested Conditional Use Permit approval to remove two (2) existing asphalt storage tanks and replace those with two (2) new storage tanks, in the same approximate location as the two (2) existing tanks. Additionally, four (4) new asphalt storage tanks will be added to the site as depicted on the Site Plan. The 4.45-acre parcel (SBL: 30.19-1-24) is located within the FB Freemans Bridge Road Corridor District and is classified as a nonconforming use. Pursuant to Section 270-96 Expansion of Nonconforming Use, a one-time expansion, not to exceed 10% of the original footprint, may be allowed by granting of a Conditional Use Permit by the Zoning Board of Appeals.

**5. Stewart's Shops Corporation
571 Sacandaga Road at Intersection with Ridge Road**

Preliminary Site Plan

Stewart's Shops Corporation received a Use Variance on April 27, 2020 from Glenville's Zoning Board of Appeals to expand their current convenience store and retail gasoline sales operation, located at 571 Sacandaga Road. The Zoning Board of Appeals approved the Use Variance with two (2) conditions: combination of two (2) existing lots (SBL#: 21.3-2-1 and 21.3-2-2.1) into one (1) lot, and Site Plan approval by the Glenville Planning and Zoning Commission. The applicant will demolish and replace the

existing store with a new 3,750 square-foot store and expanded self-serve gasoline island to include six (6) dispensers with larger canopy. A majority of the property is located with a SR Suburban Residential zoning district. The western portion of the property is within the RR/A Rural Residential/Agricultural zoning district.

**6. MAG Land Development, LLC
233 Saratoga Road**

Preliminary Site Plan

The proposed Site Plan includes demolition of the existing three (3) unit apartment building and construction of a 3,500 square foot medial (urgent care) office building with off-street parking, landscaping, etc. An Area Variance to reduce the required buffer between an existing residential property and a commercial property was granted on April 27, 2020 by the Glenville Zoning Board of Appeals. The 0.68 +/- acre parcel (SBL#: 22.11-3-17.11) is located within the CB Community Business and Town Center Overlay zoning districts.

**7. West Glenville Self-Storage
Amsterdam Road**

Preliminary Site Plan

MSV Holdings, LLC, has applied for Site Plan approval to construct a Self-storage facility on a 2.4+/- acre vacant lot (SBL#: 12.2-2-18) along Amsterdam Road (NYS Route 5). The Glenville Town Board approved a Storage Overlay district for the parcel. The Site Plan includes 170 storage units in 5 structures, on-site stormwater management facilities, fencing, landscaping and new commercial drive providing access/egress from Amsterdam Road. The parcel is located within a Storage Overlay district and HC Highway Commercial zoning district.

**8. Full Throttle Repair Shop
6401 Amsterdam Road**

Preliminary Site Plan

An application for Site Plan approval has been received from Brooke & Christopher LaPorte to construct a 1,200 square foot small engine repair shop on the 1.33-acre vacant property (SBL #: 12.02-1-6), once occupied by a single-family dwelling. The Site Plan depicts the location an existing drilled well, landscaping, driveway, four (4) space parking area, proposed building footprint and on-site wastewater disposal system. The parcel is located within the HC Highway Commercial zoning district.