

TOWN OF GLENVILLE
Planning and Zoning Commission
June 8, 2020
7:00 p.m.

1. Approval of the minutes of the May 11, 2020

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

Public Hearing & Final 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.

3. MAG Land Development, LLC
233 Saratoga Road

Public Hearing & Final 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 16, 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.

4. West Glenville Self-Storage Amsterdam Road

Public Hearing & Final 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.

5. Full Throttle Repair Shop
6401 Amsterdam Road

Public Hearing & Final 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.

**6. Kevin Kuebler
81 Maple Ave**

Preliminary Subdivision Review

This application is proposing to subdivide approximately 1.06 +/- acres in the southeastern portion from a 5.31 +/- acre parcel owned by L. Oshelski-Bacchia on Maple Avenue SBL# 22.-1-17. The applicant's intention is to clear approximately ½ acre of land to build a small modular home (approx. 2,000 sq. ft.) with full foundation and driveway. Applicant stated he will be looking to obtain Glenville permits for water, sanitary sewer, and building, Schenectady County Department of Engineering and Public Works for driveway and culvert."

**7. Dr. Karamdeep Singh
170 Saratoga Road**

Preliminary Site Plan Review

This application is for the construction of two buildings; a one-story 6,000+/- sq. ft. office building for a dental office and professional tenants and a 1,210 +/- sq. ft. two-story, mixed-use building for office space and one apartment unit on the second floor. Additionally, a proposed new 27 space parking lot will be built to serve both the office & mixed-use buildings. This parcel is approximately 0.78+/- acres and located on the southeast corner of Saratoga Road and Lincoln Drive and is zoned Professional Residential.