

TOWN OF GLENVILLE
Planning and Zoning Commission
July 13, 2020
7:00 p.m.

1. Approval of the minutes of the June 8, 2020

**2. Kevin Kuebler
81 Maple Ave**

**Public Hearing &
Final Subdivision Review**

This application is for a 1.06 +/- acre subdivision of the 5.31 +/- acre parcel owned by L. Oshelski-Bacchia on Maple Avenue (SBL# 22.-1-17). The proposed parcel will be used as a single-family home-site with full basement, new driveway, and utility connections. Approximately ½ acre land disturbance is proposed to accommodate improvements. The parcel is located within the *SR Suburban Residential* zoning district.

**3. Benderson Development
262 Saratoga Road**

**Modification of Approved
Final Site Plan**

Benderson Development is seeking a modification of their Final Site Plan approved on 9/09/19 which allowed the 5,000 +/- square foot former Hallmark building to be occupied by Starbucks and Chase. The proposed modification will eliminate the drive-thru ATM along Glenridge Road. The Hannaford Plaza property is zoned *General Business* and *Town Center Overlay District*.

**4. 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 replace their current convenience store with a new 3,696 square foot shop, new canopy and four (4) petroleum dispensers (gasoline with one diesel). Most 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.

**5. Miracle View Professional Offices
65 & 69 Saratoga Road**

Concept Plan

This conceptual plan features two (2) professional office buildings and associated parking on two lots located at 65 & 69 Saratoga Road. To accommodate the proposal as presently designed would require both a zoning map amendment and lot line adjustment (re-subdivision), to expand the present PR Professional Residential zoning district. The project site is zoned *SR Suburban Residential* and *PR Professional Residential*.

6. Town of Glenville

**Recommendations to Town Board
Regarding Zoning Text
Amendments and Type II - SEQRA
Classification**

Several Zoning Text Amendments are proposed by the Town of Glenville Economic Development and Planning Department which would update the following sections of Glenville's Zoning code: Definitions, Districts and Boundaries, Commercial Design Guidelines, Signs, 5G, Stormwater, Grading and Fees. All the amendments are considered Type II Actions under the State Environmental Quality Review Act (SEQRA). The Planning and Zoning Commission, acting in an advisory role to the Town Board, must concur with the Type II - SEQRA classification and provide a recommendation regarding the Zoning text amendments.