

Town of Glenville  
Building Department  
18 Glenridge Road  
Glenville, N.Y. 12302  
Phone: (518) 688-1200 ext. 8  
Fax: (518) 384-0148



Date: 2/21/24  
Application Fee: 300.00  
SEQR Fee: \_\_\_\_\_  
Received by: LYNN

### Town of Glenville

#### Conditional Use Permit Application

All questions must be answered in entirety.  
Incomplete applications will not be accepted.

To be completed by the applicant:

Date: February 12, 2024

Name of Project/Business: Mid-State Industries Office and Warehouse

Location of Project/Business: 27 Airport Rd, Schenectady, NY 12302

Tax Map ID# 30.-1-44

Zoning Classification: Research/Development/Technology

Property Owner/Applicant:

Name: Luco Associates, LLC

Address: 2505 Whamer Lane

Niskayuna, NY 12309

Phone: (518) 374-1461

Email: ryan@midstateltd.com

Contact: (if different from applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Engineer/Land Surveyor/Architect:

Name: Engineering Ventures, PC

Address: 414 Union Street

Schenectady, NY 12305

Phone: (518) 205-9041

Email: miked@engineering

ventures.com

Proposed Use of this Site:

The proposed use of the site includes 4,800 SF of office space, 12,000 SF of warehouse to store commercial roofing materials, and a 0.86 acre fenced in contractor yard.

List all chemicals used and/or stored on the site and how they will be disposed (provide MDS sheets if necessary):

Asphalt based sealants, adhesives, and coatings common to commercial roofing applications.

Chemicals will be stored on site in their original packaging awaiting transport to remote job sites for use at those locations.

Discuss your application as it relates to the six (6) review factors outlined in Section E of this application.

1. The proposed use will not be detrimental or endanger the public health, safety, morals, or general welfare of the community. The proposed use is located in the Airport Business Park and is similar to existing uses within the park, office/warehouse/contractor yards. The proposed use will not manufacture any of the materials that are used to conduct their business of commercial roofing. Materials used to conduct their business of commercial roofing will be stored on site in their original packaging awaiting transport to remote job sites for use at those locations. The applicant does not anticipate any emissions, odors, or discharges that would harm the community,

2BA-2024-462



2. The proposed use will not compromise the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values within the neighborhood. The proposed use is similar to existing uses within the Airport Business Park. The proposed use is located adjacent to a similar property where there is a mix of office space, warehousing and contractor yards. The proposed building architecture will be developed to compliment surrounding properties.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties. The proposed use is located at the terminus of Airport Road with no other vacant properties surrounding it for future development. The proposed use will not encroach on surrounding properties or create any obstacles to future improvement to surrounding properties.

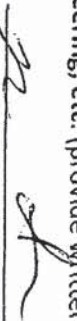
4. Adequate utilities, access roads, drainage and any other necessary facilities have been or will be provided to serve the proposed use. Adequate access is provided through the business park with the proposed use located at the terminus of Airport Road. The proposed project will connect to municipal sewer and water that is located adjacent to the property. The applicant understands the installed utilities were designed for full build out of the business park and do not anticipate any issues with available capacity. Storm water infrastructure will be designed to provide a zero net increase of peak runoff rates from pre-development to post-development conditions up to the 100-year design storm.

5. Adequate measures have been or will be taken to provide ingress and egress to the site in such a manner as to minimize traffic congestion in the public streets. Adequate access is provided through the business park with the proposed use located at the terminus of Airport Road. The proposed use will not have direct access to Route 50, but will access the site from Route 50 at existing signalized intersections.

6. The conditional use is consistent with the Town of Glenville Comprehensive Plan. The proposed use is similar to existing uses within the Airport Business Park of which most are commercial in nature. The project site is constricted on the south side of the parcel by an existing overhead electrical service easement to National Grid creating the need for a building, parking and contractor yard setback variance from the Airport Road R.O.W. The proposed use will request a third driveway entrance to allow for better vehicle flow through the parking area and contractor yard. The proposed use will meet all other applicable rules, regulations, and ordinances of the Town.

Project Cost - Planning, Engineering, etc. (provide written estimate): \$34,050

Signature of Property Owner:



Date: 2/12/2024

Town of Glenville  
Economic Development & Planning Dept.  
18 Glenridge Road, Glenville, NY 12302  
Phone: (518) 688-1200 ext. 7  
Fax: (518) 384-0140



Anthony Tozzi  
Director of Planning  
Nicholas Chiavini  
Planner I  
Lynn Walkuski  
Executive Secretary II

**TOWN OF GLENVILLE**  
**SITE PLAN REVIEW APPLICATION**  
(For New Structures)

**TO BE COMPLETED BY THE APPLICANT:**  
(Please answer all questions)

**Date:** February 12, 2024

**Name of Project:** Mild-State Industries Office and Warehouse

**Location of Project:** 27 Airport Rd, Schenectady, NY 12302

**Tax Map ID #:** 30.-1-44

**Applicant:**

**Name:** Luco Associates, LLC

**Address:** 2505 Whamer Lane

Niskayuna, NY 12309

**Phone:** ( 518 ) 374-1461

**Email:** ryan@midstateltd.com

**Engineer/Land Surveyor/Architect:**

**Name:** Engineering Ventures, PC

**Address:** 414 Union Street

Schenectady, NY 12305

**Phone:** ( 518 ) 205-9041

**Email:** miked@engineeringventures.com

**Current Zoning Classification:** Research/  
Technology

**Property Owner** (if different from applicant):

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** (    ) \_\_\_\_\_

**Contact Person:**  
(to whom all correspondence will be directed)

**Name:** Ryan Lucey

**Address:** 2505 Whamer Lane

Niskayuna, NY 12309

**Phone:** ( 518 ) 374-1461

**Email:** ryan@midstateltd.com



**Proposed use of the site (type of business):**

The proposed use of the site includes 4,800 SF of office space, 12,000 SF of warehouse to store commercial roofing materials, and a 0.86 acre fenced in contractor yard.

**Will construction be staged?**   No   **Anticipated construction time**   May 2024 - December 2024  

**Current condition of site** (buildings, wooded, brush, etc.)

Vacant with grass, brush and limited trees.

**Other agency permits required for this use (list type & permitting agency)**

NYSDEC for SPDES General Permit for Stormwater Discharges from Construction Activities

**List all chemicals used and/or to be stored on the site and how they will be disposed of** (provide safety data sheets if necessary)

Asphalt based sealants, adhesives, and coatings common to commercial roofing applications.

Chemicals will be stored on site in their original packaging awaiting transport to remote job sites for use at those locations.

**Is the property in question within 500 feet of a Schenectady County agricultural district?**   No  

**Does site have Town Water?**   X   **Yes**        **No** **Town Sewer?**   X   **Yes**        **No**

**Will there be more than one-acre of disturbance?**   X   **Yes**        **No** **If yes, a SWPPP will be required.**

**Cost of surveying, engineering, etc. to prepare application:**        **\$**   34,050    
(provide written statement)

**II.   TO BE COMPLETED BY THE TOWN:**

**Application fee:**        **\$**        **MS4 fee:**        **\$**       

**SEQR fee:**        **\$**       

**Date Received:**        **by**       

Please contact the Planning Department at 518-688-1200 ext. 7 with any questions regarding this application.