

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**November 19, 2018**  
**7:00 p.m.**

**1. Approval of the minutes of the October 15, 2018 meeting**

**2. Galesi Group**  
**2160 Amsterdam Road**

**Minor (2-lot) Subdivision**  
**(Final) – Public Hearing**

The Galesi Group is seeking to subdivide the existing 13.5-acre property at 2160 Amsterdam Road (NYS Route 5) into two lots. One parcel, consisting of 11.84 acres, would contain the existing CTDI facility, while the other 1.68-acre property would be vacant, and available as a building lot. The smaller parcel received an area variance from the Glenville Zoning Board of Appeals for insufficient lot depth on September 24. The property in question is located at the westernmost reaches of the Glenville Business & Technology Park, and is zoned “Research/Development/Technology.”

**3. Dana Yager for Modern Dance School**  
**24 Pashley Road**

**Use Variance**  
**Recommendation to the**  
**Zoning Board of Appeals**

The applicant/owner is seeking approval to operate a dance studio in the former Glenridge Grange building at 24 Pashley Road. The property is zoned “Suburban Residential (SR),” which is a zoning district that does not allow dance studios.

**4. Craig Serafini**  
**748 Rector Road**

**Conceptual Site Plan**

This concept calls for the establishment of a rifle shooting range and a pistol range on a 47-acre property. The proposal also includes creation of a 20-space gravel parking lot, restroom trailer, and electronic controlled access gate. The existing single-family home on the property would remain, as would the existing cell tower. This proposal requires both site plan approval and a conditional use permit. The property is zoned “Rural Residential/Agricultural.”

**5. Bohler Engineering for Aldi**  
**303 Saratoga Road**

**Request for waiver from**  
**the Town Center Overlay**  
**District requirements**

Aldi’s is seeking a waiver from Section 270-133G(3)(c) of the Town Code, which calls for the screening of mechanical equipment, in this instance, utility units on the rooftop. The property is zoned “General Business” and “Town Center Overlay.”

**6. Ryan Cullinan for Hewitt's Garden Center  
3 Charlton Road**

**Site Plan Review  
(Preliminary)**

Hewitt's is proposing to build a new 3,600 sq. ft. warehouse to the rear of two existing warehouses on their Charlton Road property. The property is zoned "Community Business."

**7. Paul Sciocchetti for Markie Blackburn  
4057 Amsterdam Road**

**Site Plan Review  
(Preliminary) and  
Recommendation on  
Conditional Use Permit to the  
Zoning Board of Appeals**

This proposal calls for the establishment of a dog kennel and dog rehabilitation business on Route 5, on the property/buildings formerly occupied by *Paws Along the Mohawk*. The property is split-zoned, with "Highway Commercial (HC)" occupying about 1.6 acres of the front portion of the property, along Route 5, and "Riverfront Recreation/Commercial (RRC)" occupying the rear 9.7 acres. Dog kennels are not permitted in the RRC district, so the applicant is concurrently seeking a zoning map amendment from the Town Board to extend the HC zoning further south on the property, so as to capture all of the buildings that would be occupied by the new business within the HC district.