

TOWN OF GLENVILLE
Planning and Zoning Commission
January 14, 2019
7:00 p.m.

1. Approval of the minutes of the December 10, 2018 meeting

2. Ed Rovetto for K & E LLC
718 and 720 Saratoga Road

Conceptual Site Plan

The applicant is proposing to build a 7,207 sq. ft. commercial building on the vacant 0.51-acre parcel adjacent to Pizza Works on the south. Pizza works would relocate from next door and occupy 4,877 sq. ft. of the new building, with the remaining space to be marketed for retail or office use.

3. Michael J. Watson
31 Charlton Road

Minor (2-lot) Subdivision
(Preliminary)

This application involves a lot line adjustment between 31 Charlton Road and 31A Charlton Road, both each of which contain an existing single-family home. The proposed lot line adjustment would reduce the already substandard lot frontage from 115 feet to 66 feet for 31A Charlton Road, but it would increase and “square off” the frontage of 31 Charlton Road from 151 feet to 200 feet. An area variance for the reduced frontage on 31A was granted by the ZBA in November. This proposal does not involve any new construction. The properties in question are zoned “Suburban Residential.”

4. Nancy G. Slack
3442 Ridge Road

Minor (2-lot) Subdivision
(Preliminary)

The applicant is seeking to subdivide their 43.8-acre lot into two lots consisting of 39.8 acres and 4 acres. The existing house at 3442 Ridge Road would be located on the 4-acre lot, while the 39.8-acre lot would be marketed as a single-family home building lot. Depending on the applicant’s plans for the existing garage, which, as proposed, would be located on the larger of the two lots, a variance may be needed since a stand-alone accessory structure is not permitted (there must be a principal structure on the same lot). The property in question is located on the east side of Ridge Road, approximately 8/10 of a mile north of Church Road. The property is zoned “Rural Residential/Agricultural.”

**5. Benderson Development Company, LLC
262 Saratoga Road (Hannaford Plaza)**

**Site Plan Review
(Preliminary) and
Recommendation on
Conditional Use Permit**

Benderson Development is seeking to locate two new tenants (Five Guys and Great Clips) into the space in Hannaford Plaza formerly occupied by Aubuchon Hardware. Five Guys would occupy 2,500 sq. ft. of the 5,611 sq. ft. former Aubuchon space, while Great Clips would occupy 1,136 sq. ft. A space consisting of 1,975 sq. ft. would remain vacant and available for another tenant. Five Guys is also looking to establish an outdoor patio. The Plaza is zoned “General Business” and “Town Center Overlay.”