

TOWN OF GLENVILLE
Planning and Zoning Commission
February 11, 2019
7:00 p.m.

1. Approval of the minutes of the January 14, 2019 meeting

2. Michael J. Watson
31 Charlton Road

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

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.”

3. Benderson Development Company, LLC
262 Saratoga Road

Site Plan Review
(Final) – Public Hearing

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.”

4. Paul Sciocchetti for Markie Blackburn
4057 Amsterdam Road

Site Plan Review
(Final) – Public Hearing

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 3 acres of the front portion of the property, along Route 5, and “Riverfront Recreation/Commercial (RRC)” occupying the rear 8.3 acres. Dog kennels are not permitted in the RRC district, so the applicant is proposing to confine the business to the HC-zoned portion of the property.

**5. GE Solar
156 Barhydt Road**

**Site Plan Review
(Final) – Public Hearing**

The Schenectady County Solar Consortium, with General Electric (GE) serving as the contractor to build, is proposing a ground-mounted solar array on the northern portion of the Town of Glenville-owned former municipal landfill property off of Barhydt Road. This project would result in an array covering roughly 38 acres of the 73- acre landfill property. The property is zoned “Rural Residential/Agricultural.”

**6. GE Solar
Pump House Road off of Van Buren Lane**

**Site Plan Review
(Final) – Public Hearing**

This is the second of two Schenectady County Solar Consortium solar array proposals in Glenville. As with the proposal above, GE would serve as the building contractor for this project, which involves construction of a ground-mounted solar array consisting of approximately 6 acres of the Town of Glenville-owned property on the north side of Pump House Road. The property is zoned “Riverfront Recreation/Commercial.”

**7. 718 K&E LLC
718 and 720 Saratoga Road**

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

The applicant is proposing to build a 7,207 sq. ft. commercial building on the vacant two parcels totaling 1.03 acres 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 2,330 sq. ft. to be be marketed for office or retail use. The property is located on the east side of Saratoga Road (NYS Route 50), approximately 700 feet north of Kingsbury Road. The site is zoned “Community Business.”

**8. BelGioioso Cheese, Inc.
Off the northeast corner of the 1st Street and B Street
intersection – Glenville Business & Technology Park**

**Site Plan Review
(Preliminary)**

BelGioioso Cheese is proposing to construct a new 96,000+ square foot cheese production plant in the Glenville Business and Technology Park. The plan also includes construction of a 52-car parking lot for employees and visitors. The proposed plant would be located a little over 1,700 feet north of Route 5. The property consists of 40 acres, and it includes Buildings 403, 404 and 504, and two 4-acre vacant blocks within the Park. The property is zoned “Research/Development/Technology.”