

TOWN OF GLENVILLE
Planning and Zoning Commission
April 8, 2019
7:00 p.m.

1. Approval of the minutes of the March 11, 2019 meeting

2. 718 K&E LLC

718 and 720 Saratoga Road

**Site Plan Review
(Final) - Public Hearing
continued from March 2019**

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 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."

3. Craig Serafini

748 Rector Road

**Site Plan Review
(Preliminary)
continued from March 2019**

This project calls for the establishment of a commercial membership 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."

4. BelGioioso Cheese, Inc.

**Off the northeast corner of the 1st Street and B Street
intersection – Glenville Business & Technology Park**

**Minor Subdivision
(Preliminary)**

BelGioioso Cheese is proposing to purchase a total of 1.83+/- acres from the Schenectady County Industrial Development Agency. The additional acreage is immediately contiguous to the 40.24 +/- acres where BelGioioso Cheese, Inc. will construct a new 96,000+/- square foot cheese production plant. The purpose of this subdivision is to add acreage to install a supplemental water supply for non-contact cooling water. The property is zoned "Research/Development/Technology."

**5. The Curiosity Center (Modern Dance w/ Ginny Martin &
Dana Yager, LLC)
24 Pashley Road**

**Site Plan Review (Preliminary
and Final Combined) -
Public Hearing**

This application will establish a school of modern dance within the existing 3,266 sq. ft. structure formerly occupied by the Glenville Grange. This land use is classified as a not-for profit recreation facility. No expansion of the existing structure or parking lot is proposed. On-site wastewater facilities will be replaced. The property is zoned "Suburban Residential."

**6. Mohawk Honda Site Plan Modification w/Lot-line Adjustment
(Monarch Design Group, LLC & Jag 1, LLC)
175 Freemans Bridge Road**

Conceptual Site Plan

This conceptual site plan involves the combination of 1.78+/- acres, formerly site of First Niagara bank, with the existing Mohawk Honda auto dealership. The existing bank building will be demolished. In its place will be a 10,170 sq. ft. detail bay building, containing nine (9) detail lift bays, two (2) wet, service fit up bays, and one (1) photo bay. A second 2,880 sq. ft. structure will house a two (2) bay drive-thru car wash. Ancillary features include landscaping, parking areas, and stormwater management practices. Once the two parcels have been combined, the two new land uses are considered accessory to the principal auto dealership land use. Both properties are within a “General Business” zoning district.

**7. Highbridge Development Airport SP, LLC
21 Airport Road**

Conceptual Site Plan

This conceptual site plan involves construction of a 47,600 sq. ft. office and manufacturing facility with ancillary parking, landscaping and stormwater management practices on approximately 6.7+/- acres of decommissioned airport property. A second phase will include an approximately 40,000 sq. ft. addition to the original building. For this proposal to proceed, the property must first be rezoned from “Airport” to “Research/Development/Technology.” Following the zoning map amendment, a Minor Subdivision is required along with Site Plan Review and approval.

**8. Highbridge Development Airport SP, LLC
21 Airport Road**

Change of Zoning - Map Amendment

This Zoning Map amendment involves a portion of a 9.1+/- acre parcel that has split zoning. Presently, the western 2.4+/- acres of the subject parcel (SBL: 22.1-10-7.11) is zoned “Research / Development /Technology.” The remaining 6.7+/- acres is zoned “Airport.” The zoning map amendment would incorporate the entire parcel into one zoning district. The requested zoning change will allow future development of the property as a manufacturing facility, subject to Subdivision and Site Plan Review and approval.