

TOWN OF GLENVILLE
Planning and Zoning Commission
June 10, 2019
7:00 p.m.

1. **Approval of the minutes of the May 13, 2019 meeting.**
2. **Mohawk Hudson Land Conservancy & Concept Review - Two (2) lot Subdivision**
Robert C. Bintz, JR.
Touareuna Road

Landowner, Robert C. Bintz, Jr. and the Mohawk Hudson Land Conservancy (MHLC) have proposed an open space subdivision of the 67.4 +/- acre Bintz property located on the east side of Touareuna Road. The existing parcel contains farm fields, scrub/brush land, a small pond with wetland, and forested land. The proposed 5.0 +/- acre lot is located on the far eastern portion of the property, immediately adjacent to Wolf Hollow. It contains forested uplands and steep slopes and is unsuitable for development. This new 5.0 +/- acre parcel will be conveyed to MHLC and will be preserved in perpetuity as open space. Glenville's Open Space and Comprehensive Plans both acknowledge the ecological, geological and open space values associated with Wolf Hollow. A majority of this property is within the Rural, Residential Agricultural zoning district but the proposed lot is predominately zoned Land Conservation.

3. **Highbridge Development Airport SP, LLC Minor Subdivision**
21 Airport Road (Final & Public Hearing)

This subdivision application involves the purchase of approximately 6.7+/- acres of decommissioned airport property from Schenectady County along Airport Road. The purpose of this subdivision is to construct an 87,000 sq. ft. manufacturing facility with offices. The property is zoned "Research / Development / Technology".

4. **Highbridge Development Airport SP, LLC Site Plan Review**
21 Airport Road (Final & Public Hearing)

The Site Plan application involves construction of a 47,600 sq. ft. manufacturing facility with offices, 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. The property is zoned "Research/Development/Technology".

5. **Mohawk Honda Site Plan Modification Site Plan Review**
(Monarch Design Group, LLC & JAG 1, LLC) (Preliminary) &
175 Freemans Bridge Road Conditional Use Permit
Recommendation

This Site Plan application involves the demolition of the former First Niagara bank building and construction of a 11,295 sq. ft. auto detail building, containing nine (9) detail bays, two (2) wet service fit-up bays, one (1) photo bay and one drive-thru car-wash bay. Ancillary features include landscaping, parking, and stormwater management practices. The new facilities are considered accessory to the principal auto dealership land use. The property is zoned "General Business."