

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

1. Approval of the minutes of the June 10, 2019 meeting.

**2. Mohawk Honda Site Plan Modification
(Monarch Design Group, LLC & JAG 1, LLC)
175 Freemans Bridge Road**

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

Site Plan application to construct an 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, on the site of the former First Niagara bank building which was demolished. Ancillary features include landscaping, parking, and stormwater management practices. The new facilities are considered accessory to the principal auto dealership land use. Conditional Use Permit approval was granted by the Zoning Board of Appeals granted on June 24, 2019. The property is zoned "*General Business*."

**3. The Schenectady Distilling Company, Inc.
3304 Amsterdam Road**

**Site Plan Review
(Preliminary)**

The Schenectady Distilling Company, Inc., 3304 Amsterdam Road, former site of the Rector's Fire Department is proposing to erect a 6' tall, wooden stockade fence at the rear of the building enclosing an area of approximately 3,700+/- sq. ft. The enclosed area will be used as an outdoor seating area with room for occasional entertainment. The property is zoned "*Community Business*."

**4. RBC Glenville Development, LLC (Richbell Capital)
Dutch Meadows Lane and Ballston Avenue (NYS Route 50)**

**Zoning Map Amendment for
a Proposed Planned
Development District –
Recommendation (SEQR and
Zoning Amendment) to the
Town Board**

This proposal calls for the establishment of a Residential Planned Development District on a 30.35 +/- acre site. Originally, this project was proposed as a Mixed-Use Planned Development District. The current project proposal would consist of 208 multi-family units and 30 townhouses. All commercial space has been eliminated from this proposal. The site is located on the north and south sides of Dutch Meadows Lane and at the corner of Ballston Avenue (NYS Route 50). Approximately 6 +/- acres of land on the north side of Dutch Meadows Lane has been offered to the Town of Glenville as a public benefit associated with the rezoning proposal. The project site is predominately zoned "*General Business*," with the western portion zoned "*Professional/Residential*."

**5. Brandywine Partners, LLC
122 Freemans Bridge Road**

**Conceptual Site Plan and
Condominium Plan**

Brandywine Partners, LLC, is proposing to amend their approved Site Plan for 122 Freemans Bridge Road to include a Condominium Plan covering three retail units. Unit 1 contains the existing Verizon

Store. Units 2 and 3 will include future retail development. The Condominium Plan must be approved as a precursor to future development. The parcel is zoned “*General Business.*”