

TOWN OF GLENVILLE
Planning and Zoning Commission
November 18, 2019
7:00 p.m.

1. Approval of the minutes of the October 21, 2019 meeting.

**2. Dr. Mina Sun
463 Saratoga Road**

**Site Plan Review
Public Hearing**

Dr. Sun is proposing a change in use from a medical office to an adult daycare facility. The site currently includes a 2,900 sq. ft. medical office building with approximately 16 parking spaces on approximately .55 acres. The site is zoned "Professional/Residential".

**3. SQP (Specialty Quality Packaging)
502 & 602 Potential Parkway**

**Site Plan Review
Public Hearing &
Recommendation on Area
Variances**

This application is proposing the connection of buildings #502 and #602 Potential Parkway located within the Glenville Business Tech Park. This enlarged space is to establish 10 overhead loading dock doors to replace the 6 currently in use thus increasing efficiency in the loading/receiving functions of the business while also creating additional storage space. The site is zoned "Research/Development/Technology".

**4. Scotia Industrial Park, Inc.
302 B Street, Glenville Business & Tech Park**

**Minor Subdivision
Final & Public Hearing**

Proposed subdivision of existing 69.77-acre parcel into two parcels; 15.05-acres and 54.72-acres, respectively. The 15.05-acre parcel is the proposed site for the new 100,000 sq. ft. warehouse facility. The site is zoned "Research/Development/Technology".

**5. Scotia Industrial Park, Inc.
302 B Street, Glenville Business & Tech Park**

**Site Plan Review
Public Hearing &
Recommendation on Area
Variances**

This application is for the construction of a 100,000 sq. ft. food-grade warehouse facility to be located in the Glenville Business & Technology Park. Current zoning for this parcel is "Research/Development/Technology".

6. Storage Overlay District

**Recommendation to the Town
Board for Zoning Text
Amendment**

This proposal will amend Article V uses Permitted and Dimensional Regulations by District, by adding Section 270.24.1 (C) Storage Overlay District. The proposed legislation creates procedures and regulations governing the establishment of overlay zoning district(s) located within the HC, Highway Commercial, Zone. The Storage Overlay District is designed for the storage of automobiles associated with automobile

dealerships, automobile towing operations, and automobile rental operations and provide for self-storage. Establishment of a Storage Overlay District would require an application to the Town Board for a Zoning Map Amendment and then Site Plan Review and Approval by the Planning and Zoning Commission.

7. Freemans Bridge Road Corridor District

Recommendation to the Town Board for Zoning Text and Map Amendment

The proposed Freemans Bridge Road Corridor District legislation and Map Amendment will add a new zoning district to Article V uses Permitted and Dimensional Regulations by District. The new district legislation is consistent with the Comprehensive Plan and Freemans Bridge Road Complete Streets Concept Plan. The new zoning district encourages mixed-use, multi-modal development that will create a destination gateway to Glenville, safely connecting the Mohawk Riverfront to Thomas Corners and the Town Center. Legislation requires accommodations for pedestrians, bicyclists, as well as motor vehicles. Economic development is to be encouraged through mixed use, research, technology, retail, and office development.

8. Text Amendment to Article XXII Solar Energy

Recommendation to the Town Board for Zoning Text Amendment

A text amendment is proposed for Article XXII Solar Energy, Section 270-165 Solar as Accessory Uses or Structures. The proposed amendment will allow small scale, ground mounted, accessory solar arrays within the rear yards of properties located within the RR/A, Rural Residential/Agricultural, zoning district. The proposed legislation would impose restrictions on the size, height, location, setback, lot coverage, and screening for small scale ground mounted solar arrays.