

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**January 13, 2020**  
**7:00 p.m.**

**1. Approval of the minutes of the December 9, 2019 meeting.**

**2. Applications:**

<b>APPLICANT'S NAME</b>	<b>PROPERTY LOCATION</b>	<b>PZC ACTIONS</b>
Stewart's Shops Corporation	571 Sacandaga Road (21.3-2-1) & Adjoining Vacant Parcel (21.3-2-2.1)	Recommendations to Zoning Board of Appeals Regarding: SEQR Determination. Use Variance. Site Plan.

A **Use Variance** is requested by Stewart's Shops for the vacant parcel adjoining (SBL:21.3-2-2.1) the current Stewart's Shop located at 571 Sacandaga Road (SBL: 21.3-2-1). The current Stewart's Shop is a legal non-conforming use. The applicant will combine the two aforementioned lots for the purpose of redevelopment of a new 3,695 square-foot Stewart's Shop with expanded self-service gasoline. The Planning and Zoning Commission has an advisory role in this application and must provide the Zoning Board of Appeals with recommendations concerning the **State Environmental Quality Review (SEQR)** determination, **Use Variance**, and **Site Plan**.

<b>APPLICANT'S NAME</b>	<b>PROPERTY LOCATION</b>	<b>PZC ACTIONS</b>
Beverly J. Emerick	572 Saratoga Road (15.8-4-11)	SEQR Lead Agency Declaration – Unlisted Action. SEQR Determination. Preliminary Site Plan Review. Schedule Public Hearing.

**Preliminary Site Plan** review is requested by Beverly J. Emerick for renovation and occupancy of the vacant building located at 572 Saratoga Road (SBL: 15.8-4-11). The Site Plan application proposes a mixed-use occupancy that includes two (2) commercial tenants on the main floor of the building and one (1) Two (2)-bedroom apartment on the second floor. An off-street parking and loading area, landscaping and on-site wastewater disposal system are shown on the Site Plan. The 1.55+/- acre parcel is located within a GB General Business zoning district.

<b>APPLICANT'S NAME</b>	<b>PROPERTY LOCATION</b>	<b>PZC ACTIONS</b>
Hudson-Mohawk Land Conservancy	(15.8-4-11)	SEQR Lead Agency Declaration – Unlisted Action. SEQR Determination. Preliminary Subdivision Review. Schedule Public Hearing.

This **Preliminary Subdivision** was reviewed as a "concept" at the June 10, 2019 Planning and Zoning Commission regular meeting. Landowner, Robert C. Bintz, Jr. and the Mohawk-Hudson Land Conservancy (MHLIC) 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 RR/A Rural Residential/Agricultural zoning district but the proposed lot is predominately zoned LC Land Conservation.

APPLICANT'S NAME	PROPERTY LOCATION	PZC ACTIONS
Town of Glenville	Town-wide	Recommendations to Town Board Regarding: SEQR Determination. Zoning Text Amendment.

A **Zoning Text Amendment** is proposed by the Town of Glenville Town Board which would repeal Section G from Article XVIII Commercial Development Design Guideline and replace Section G with a new Article entitled, Commercial and Mixed-Use Development Design Standards and Guidelines. The Planning and Zoning Commission has an advisory role in this application and must provide the Town Board with recommendations concerning the **State Environmental Quality Review (SEQR)** determination and **Zoning Text Amendment**.

APPLICANT'S NAME	PROPERTY LOCATION	PZC ACTIONS
Town of Glenville	Town-wide	Recommendations to Town Board Regarding: SEQR Determination. Zoning Text Amendment.

A **Zoning Text Amendment** is proposed by the Town of Glenville Town Board which would amend Article X Off-Street Parking and Loading to incorporate standards for access management, shared parking, bicycle and electric vehicle parking, and update Schedule A Off-Street Parking Standards. The Planning and Zoning Commission has an advisory role in this application and must provide the Town Board with recommendations concerning the **State Environmental Quality Review (SEQR)** determination and **Zoning Text Amendment**.

APPLICANT'S NAME	PROPERTY LOCATION	PZC ACTIONS
MAG Land Development, LLC	233 Saratoga Road (22.11-3-17.11)	Recommendations on Conceptual Site Plan.

A **Conceptual Site Plan** has been received for a redevelopment project at 233 Saratoga Road. The site is presently occupied by a three (3) unit apartment building. The proposed redevelopment includes demolition of the existing building and construction of a 3,500 square foot medial (urgent care) office building with off-street parking, landscaping, etc. The 0.68 +/- acre parcel is located within a CB Community Business zoning district and the Town Center Overlay district. The Planning and Zoning Commission will conduct a conceptual review of the redevelopment proposal prior to detailed engineering drawings are prepared for the project.

APPLICANT'S NAME	PROPERTY LOCATION	PZC ACTIONS
Markie Blackburn c/o Paul Sciocchetti	4057 Amsterdam Road (20.0-4-31)	Approval of Revisions to Previously Approved Site Plan.

A final "walk through" of the Glenville Canine Rehabilitation Center and Kennel located at 4057 Amsterdam Road determined that certain improvements were inconsistent with the approved Site Plan. The inconsistencies noted were minor in nature and included landscaping and business signage locations. The modifications must be approved prior to final sign-off by the Town.