

TOWN OF GLENVILLE
Planning and Zoning Commission
February 8, 2021
7:00 p.m.

1. Approval of the minutes from the December 14, 2020 meeting.

**2. C2 Design
53 Freemans Bridge Road**

**Site Plan Review
Preliminary,
Recommendation to ZBA
for area variance**

Site Plan approval is requested for exterior renovations to the existing +/- 10,000 sq. ft. building which housed the former Checkerhill Farms and Pet Lodge of Glenville. While no specific tenants are identified at this time, the applicant will re-align the front parking lot, install new landscaping, renovate the building's façade and renovate the interior for potential retail and/or office space(s). An area variance will be required for the proposed perpendicular parking spaces along Sarnowski Drive, in the area of the current dog runs from the former use. The parcel is .65 acres and is located in the Freemans Bridge Road Corridor District and Freemans Bridge Road Complete Streets Feasibility Study area.

**3. MAG Land Development
231 Saratoga Road**

**Concept Review
Recommendations to ZBA
for area variances**

This application is for the establishment of a 2,300 sq. ft Chipotle's restaurant with a drive-thru at the site which previously housed Dr. Ferraro's dental practice. The Glenville Town Board will be holding a public hearing on February 3, 2021 to change the current zoning from Professional Residential to General Business in order to allow the construction of the restaurant. The parcel is also located within the Town Center Overlay District. Several area variances have been requested including; parking space dimensions, parking area drive aisle width, front and side parking setbacks and front drive aisle.