

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

**1. Approval of the minutes from the February 8, 2021 meeting.**

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

**Public Hearing  
Final – Site Plan Review**

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 parallel 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**

**SEQR Determination  
Preliminary – Site Plan  
Review**

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 parcel is zoned General Business and is located within the Town Center Overlay District. Several area variances have been requested including; parking space dimensions, parking area drive aisle width, and side parking setbacks and front drive aisle.

**4. Benderson Development Company, LLC  
262 Saratoga Road**

**SEQR Determination  
Preliminary – Site Plan  
Review**

A site plan modification is requested for the previously approved Hannaford Shopping Center. The applicant would like to establish a Cap Com Federal Credit Union in the previously occupied Berkshire Bank location. Proposed changes include an additional drive-thru lane, eliminate parking that is currently located in the proposed new drive-thru lane, striping of new parking spaces to be located in the rear of the building, adding a patio to the available 960 sq. ft. behind 5 Guys, relocation of existing dumpster from 5 Guys to rear of property, and add an internal directional monument sign within main parking field. This property is zoned General Business and is also within the Town Center Overlay District.

**5. 654 Route 50 LLC  
654 Saratoga Road**

**Concept Review**

This proposal is for renovation of the previous Pig n Whistle site into a 3-season banquet facility for weddings and special occasions. Plans are to renovate the existing restaurant and build a new 40'x60' paver area to house a 3-season outdoor banquet area. The existing restaurant building will be utilized for restrooms, staging areas and bar service. No food prep will be done on site. The proposed use will be

less intense than the previous owner’s business and will operate from May through October. A new septic system is proposed as part of this project. It is zoned Community Business.

6.

Bruno Associates

9 Tower Road

SEQR Determination

Preliminary – Site Plan

Bruno Associates recently purchased land from the Schenectady County Airport increasing the parcel at 9 Tower Road to approximately 2.51-acres. It is the applicant’s intent to build a single-story +/- 5,600 sq. ft. warehouse addition to be utilized by the current business. With the additional expansion the business plans to hire an additional 3-4 employees. The parking lot, use and hours of operation will remain the same. Zoning on this parcel is Research, Development and Technology.

7.

Trenchless Today

5106 Amsterdam Road

SEQR Determination

Preliminary – Site Plan

This proposal is to build a single-story +/- 9,600 sq. ft. storage building on the approximate 7.78-acre vacant lot. The storage building is to be used to store plumbing supplies and equipment for the company. No outdoor storage is proposed. A new 30’ wide curb cut is to be created on Amsterdam Road for company vehicles to enter/exit the site. No permanent employees will be on site and operating hours will be from 7AM to 7PM for employees only. No public water or sewer is on site and therefore, a well will be drilled to the west side of the site while a septic system will be installed in the front yard in front of the building. Electrical connections will be along Amsterdam Road. This property is zoned Highway Commercial.