

TOWN OF GLENVILLE
Planning and Zoning Commission
October 15, 2018
7:00 p.m.

1. Approval of the minutes of the September 10, 2018 meeting

2. McDonald's USA, LLC
237 Saratoga Road

Site Plan Review
(Final) – Public Hearing

McDonald's is proposing to remodel their existing restaurant on Route 50. The major remodeling elements include an overhaul of the building exterior, replacement of sidewalks around the exterior of the building, re-doing the outdoor concrete eating area to bring it into compliance with ADA standards, and replacing the drive-through menu boards. The property is zoned "General Business" and "Town Center Overlay."

3. Sunmark Federal Credit Union
251 Saratoga Road

Site Plan Review
(Preliminary and Final
Combined)
Public Hearing

Sunmark is proposing a number of primarily cosmetic changes to their building and property, including the replacement of the drive-thru canopy, removal of faux windows, adding a wall sign to the building, adding three gooseneck lighting fixtures for the proposed new wall sign, and replacing and relocating the existing monument sign. The property is zoned "General Business" and "Town Center Overlay."

4. Markie Blackburn c/o Paul Schiocchetti
4057 Amsterdam Road

Zoning Map Amendment
Recommendation to the
Town Board

This proposal calls for the rezoning of the majority of the 11.3-acre property at 4057 Amsterdam Road (former site of Paws Along the Mohawk) to allow the applicant to establish a dog rehabilitation center and kennel on the property. The property is presently split-zoned, with 1.6 acres in the front being zoned "Highway Commercial (HC)" and the rear 9.7 acres being zoned "Riverfront Recreation/Commercial (RRC)." The proposed use is allowed in the HC district, but it is not permitted in the RRC district, so the applicant is seeking to rezone the RRC portion of the property to HC to make the entire 11.3 acres HC. The rezoning is necessary for this proposal to proceed because a portion of proposed rehabilitation center/kennel would be located in the present RRC zone.

**5. Galesi Group
2160 Amsterdam Road**

**Minor (2-lot) Subdivision
(Preliminary)**

The Galesi Group is seeking to subdivide the existing 13.5-acre property at 2160 Amsterdam Road (NYS Route 5) into two lots. One parcel, consisting of 11.84 acres, would contain the existing CTDI facility, while the other 1.68-acre property would be vacant, and available as a building lot. The smaller parcel received an area variance from the Glenville Zoning Board of Appeals for insufficient lot depth on September 24. The property in question is located at the westernmost reaches of the Glenville Business & Technology Park, and is zoned “Research/Development/Technology.”

**6. GE Solar
156 Barhydt Road**

**Site Plan Review
(Preliminary)**

The Schenectady County Solar Consortium, with General Electric (GE) serving as the contractor to build, is proposing a ground-mounted solar array on the northern portion of the Town of Glenville-owned former municipal landfill property off of Barhydt Road. This project would result in an array covering roughly 38 acres of the 73- acre landfill property. The property is zoned “Rural Residential/Agricultural.”

**7. GE Solar
Pump House Road off of Van Buren Lane**

**Site Plan Review
(Preliminary)**

This is the second of two Schenectady County Solar Consortium solar array proposals in Glenville. As with the proposal above, GE would serve as the building contractor for this project, which involves construction of a ground-mounted solar array consisting of approximately 6 acres of the Town of Glenville-owned property on the north side of Pump House Road. The property is zoned “Riverfront Recreation/Commercial.”

Review item for the October 1st PZC Agenda Meeting only:

**1. Lorraine Hudson
8 First Street, Alplaus**

Conceptual 2-lot Subdivision

The landowner is interested in subdividing a 2/3-acre parcel, on which a duplex is located, into two parcels consisting of 15,000 sq. ft. and 13,700 sq. ft. The proposed lot line would split the duplex at the common wall, creating zero lot line single-family residences on each lot. Five individual area variances would be required for this proposal, as well as the erection of a full house fire wall where the common wall currently exists. The property is located on the west side of First Street, approximately 300 feet south of Alplaus Avenue. The property is zoned “Suburban Residential.”