

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**September 9, 2019**  
**7:00 p.m.**

**(Revised #2 correction to #4 and addition of Item #5)**

**1. Approval of the minutes of the August 12, 2019 meeting.**

**2. Benderson Development Company, LLC**  
**262 Saratoga Road (NYS Route 50)**

**Site Plan Review**  
**(Final) & Public Hearing**

Benderson Development is seeking to locate two new tenants (Chase and Starbucks) into the 5,000 sq. ft. +/- space in Hannaford Plaza presently occupied by Hallmark. Chase would occupy 3,000 +/- sq. ft., while Starbucks would occupy 2,000 +/- sq. ft. Hallmark will relocate into the main shopping center building, adjacent to Hannaford. The Hannaford Plaza property is zoned “*General Business*,” and “*Town Center Overlay District*.”

**3. 718 K&E LLC**  
**718 and 720 Saratoga Road**

**Revised Site Plan**

This proposal calls for construction of a 7,207 sq. ft. single story, commercial building on two 1.02 +/- acre vacant parcels south of Pizza Works. Pizza Works would occupy 4,877 sq. ft. of the new building. The remaining 2,330 sq. ft. will be marketed for office or retail use. Changes to the stormwater management facilities necessitate revised site plan approval. The property is located on the east side of Saratoga Road (\*NYS Route 50), approximately 700 feet north of Kingsbury Road. The site is zoned “Community Business”.

**4. Storage Overlay District**

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

Property owners within the General Business (GB) and Highway Center (HC) zoning districts will have two additional potential uses: automobile storage and self-storage units. The proposed Storage Overlay District creates a floating district that requires Town Board approval of a zoning and map amendment as well as Planning and Zoning Commission (PZC) site plan approval.

**5. Freemans Bridge Road Corridor District**

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

The purpose of the Freemans Bridge Road Corridor District, as noted in the Freemans Bridge Road Complete Streets Concept Plan, will be a destination gateway to Glenville, safely connecting the riverfront to Thomas Corners and the Town Center while providing accommodations for all users including pedestrians, bicyclists, and vehicles. Economic development will be encouraged through mixed use, research and technology, retail, and office development.