

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**March 9, 2020**  
*(revised)*  
**7:00 p.m.**

**1. Approval of the minutes of the February 10, 2020**

**2. Mohawk Hudson Land Conservancy  
Wolf Hollow Road**

**Final Subdivision**

Landowner, Robert C. Bintz, Jr. and the Mohawk-Hudson Land Conservancy (MHLC) 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. 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.

**3. Dutch Meadows  
Dutch Meadows Lane**

**Preliminary Subdivision and  
Preliminary Site Plan Review**

Richbell Capital, LLC has applied for subdivision and site plan approval from the Town of Glenville's Planning and Zoning Commission associated with the Dutch Meadows Lane Residential Planned Development District (DMLRPD established by Local Law Number 4-2019 by Town Board adoption September 4, 2019.) The project site includes 30.35 +/- acres on which a three phased development will occur. The first consists of 104 market rate apartments and a club house with outdoor swimming pool. Phase two will include 104 market rate apartments. Phase three consists of 29 townhome units. Municipal sanitary sewer and potable water will be extended into the project site. An on-site stormwater management system will retain project runoff.

**4. MAG Land Development, LLC  
233 Saratoga Road**

**Preliminary Site Plan Review**

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. Several variances may be required for this project.