

TOWN OF GLENVILLE
Planning and Zoning Commission
May 14, 2018
7:00 p.m.

Revised agenda – removed site plan application by L. Venditti on Saratoga Rd. at applicant's request
Second revision – added agenda item #6

1. Approval of the minutes of the April 9, 2018 meeting

2. Monolith Solar Associates
29 Maple Avenue

Site Plan Review (Final)
Public Hearing

Monolith Solar is seeking to install a roof-mounted solar array on the four existing buildings that comprise the Scotia Lockup self-storage business on Maple Avenue. The solar panels would cover approximately 28,000 sq. ft. of roof area, with power produced by the array to be directed to the electric grid. The property is zoned *General Business*.

3. Dean Durst on behalf of Cindy McKenna
730 Saratoga Road

**Site Plan Review (Preliminary
and Final Combined)**
Public Hearing

This proposal calls for an already existing seasonal and portable outdoor retail operation for the sale of flowers, vegetables, bedding plants, mums, pumpkins, etc. The project consists of seven seasonal greenhouses on the north side of the Country Acres/Garden Time property. The property is zoned *Community Business*.

4. ICF Panels
Building 202, Glenville Business & Technology Park
Northeast Corner of Avenue A and 3rd Street

**Site Plan Review (Preliminary
and Final Combined)**
Public Hearing

The applicant is seeking site plan approval for continued occupation of 24,700 sq. ft. of floor space at the western end of Building 202 within the Business & Tech Park. ICF Panels conducts light assembly of insulated concrete forms and construction materials. No changes to the building footprint or property will occur. The proposal also shows an expansion area of approximately 74,000 sq. ft. within the building. The property is zoned *Research/Development/Technology*.

**5. Dr. Caleb George, DDS
163 Lakehill Road**

**Use Variance -
Recommendation to the
Zoning Board of Appeals**

The landowner is seeking approval for re-establishment of a dental practice in a building that was formerly used as a dentist office. The building/property has lost its nonconforming status due to it having been vacant for more than a year, so a use variance is now required. The property is located on the south side of Lakehill Drive, approximately 300 feet east of the northern property line of the Richard O'Rourke Middle School. The property is zoned *Suburban Residential*.

**6. Town of Glenville
415 and 421 Sacandaga Road**

**Zoning Map Amendment -
Recommendation to the
Town Board**

The Town of Glenville is proposing to change the zoning of 415 and 421 Sacandaga Road from "General Business" to "Research/Development/Technology" as the Town works with a would-be tenant to occupy about 9,000 sq. ft. of vacant space in one of the buildings on these properties. A total of 4.5 acres is being considered for rezoning. The two properties are generally considered the Buhrmaster Oil Company site, which is located on the west side of Sacandaga Road, just north of the railroad tracks, and about 500 feet north of Burch Parkway. These two properties had historically been zoned "Industrial," until Glenville undertook a townwide rezoning in 2001. The rezoning would bring the uses of these properties back into zoning compliance.