

TOWN OF GLENVILLE
Planning and Zoning Commission
April 10, 2017
7:00 p.m.

- 1. Approval of the minutes of the March 13, 2017 meeting and revised minutes from the February 13, 2017 meeting**

- 2. Capitaland Realty, LLC (Capitaland Subaru)**
47 Saratoga Road

Site Plan Review
(Preliminary)

Capitaland Subaru is proposing to expand their existing parking lot by 65 spaces along their northern property line. The property is zoned "General Business."

- 3. TJ Development of Glenville, LLC**
3 Sheffield Road and 303 Saratoga Road

Zoning Map Amendment
Recommendation to the Town Board

This proposal calls for the rezoning of 3 Sheffield Road, currently zoned "Suburban Residential," and the portion of 303 Saratoga Road, presently zoned "Community Business," to "General Business." The purpose of the rezoning is to create a building pad for commercial use adjacent to the proposed Aldi Supermarket site. No development plans have been presented for the area to be rezoned, although a portion of the property would be used as a secondary driveway to both the proposed Aldi site and the new pad site. The area requested for rezoning totals 0.62 acres.

- 4. Aldi, Inc.**
303 Saratoga Road

Site Plan Review
(Preliminary)

Aldi's is proposing to construct a 17,825 sq. ft. supermarket on a 2.62-acre property. The property is primarily zoned "General Business," but 0.36± acres of the site, at the southeast corner of the property, is presently zoned "Community Business," the proposed rezoning of which is covered in agenda item #3 above. The property to be developed is located across Route 50 from Market 32, and just south of Subway, and was previously occupied by a building that contained, at different times, Eckerd's, Fay's and other commercial tenants. As proposed, several area variances and waivers will be required.