

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**January 9, 2017**  
**7:00 p.m.**

**1. Approval of the minutes of the December 12, 2016 meeting**

**2. Guardian Preservation, LLC**  
**3304 Amsterdam Road**

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

This proposal calls for the establishment of a property management company office and storage in a portion of the former Rector's Fire Department on Route 5. Guardian would occupy the western 2,725 sq. ft. of the 3,860 sq. ft. building, with the eastern 1,135 sq. ft. of the building – the eastern overhead bay – being earmarked for the spirits retail business identified in agenda item #3 below. The property is zoned "Community Business."

**3. The Schenectady Distilling Company, Inc.**  
**3304 Amsterdam Road**

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

This application would result in the establishment of a spirits retail operation in a portion of the former Rector's Fire Department on Route 5. This business would occupy the easternmost 1,135 sq. ft. of the building, which was the easternmost service bay of the fire station. The property is zoned "Community Business." The production component of the distillery will be subject to site plan review at a later date, once the Town has amended its zoning ordinance to allow micro distilleries in the Community Business district.

**4. Blackbird 1, LLC**  
**211 Sacandaga Road**

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

The applicant is proposing to rezone a 6.6-acre parcel from "General Business" to "Planned Development – Mixed Use" to allow the establishment of a 64-unit apartment project, consisting of eight buildings of eight units each, and a 2,400 sq. ft. restaurant/retail building. The restaurant/retail building also includes two apartments on the second floor. The property is located on the southwest corner of Sacandaga Road and Burch Parkway, and it includes the former Wayside Hardware business.

**5. Town of Glenville**

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

The Town is presenting this zoning text amendment in reaction to the Schenectady Distilling Company application above. Specifically, this proposal calls for the addition of microdistilleries to the list of allowed uses by site plan review within the *Community Business*, *General Business*, *Highway Commercial*, and *Research/Development Technology* zoning districts. Microdistilleries were not contemplated by the Town in 2012 when microbreweries and microwineries were added to the list of allowed uses by site plan review. This proposal also includes the addition of a definition for "microdistillery."

**6. Christopher Hess  
367 Lovers Lane**

**Request for Variance from  
Moratorium –  
Recommendation to the  
Town Board**

The applicant is seeking a variance from Glenville Local Law #14 of 2016, which is a moratorium on permits for projects within the *Rural Residential and Agricultural* Zoning District that require a conditional use permit and site plan review, including recreation facilities. Mr. Hess has a wiffleball field on his property and he hosts games and a wiffleball league for friends during the spring and summer months. The Town previously determined that Mr. Hess's use is subject to this moratorium. The moratorium local law provides a variance process for landowners who believe they have suffered extraordinary hardship as a result of the moratorium. Mr. Hess, on recommendation from the Town, is seeking a variance for his wiffleball field and league.