

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**April 13, 2020**  
**7:00 p.m.**

**1. Approval of the minutes of the March 9, 2020**

**2. Dutch Meadows  
Dutch Meadows Lane**

**Final & Public Hearings  
for Minor Subdivision & 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.

- **Applicant will need to address all the items on the April 3, 2020 memorandum from Michael Burns.**
- **Need confirmation from the applicant that the cross walk meets NYSDOT standards. Advance warning for drivers of cross walk, maybe give it to Traffic Safety Committee?**
- **Amend the April 3, 2020 memorandum to include the Village of Scotia Fire Department for review and approval.**

**3. Schenectady County IDA  
Avenue A & Seventh Street**

**Preliminary Subdivision Review &  
Area Variance Recommendations  
to Zoning Board of Appeals.**

Schenectady County IDA is applying to subdivide two (2) lots from parent parcel (SBL: 29.00-3-25) in the Glenville Business and Technology Park. Proposed parcel 1 contains a land area of 745,137 square feet or approximately 17.06 acres. This lot will contain existing buildings numbered 202, 203 and 204. Proposed parcel 2 contains a land area of 176,470 square feet or approximately 4.05 acres. This lot will contain Building 201. No construction is proposed on either of the proposed lots. Area variances will be required for side and rear yard setbacks. The parcels are located with the R/D/T Research/Development/Technology zoning district.

- **What is the purpose of the subdivision?**
- **Why will there be a connection maintained between the two buildings?**
- **Will need a fire wall between the two (2) buildings.**
- **What is the long term plan for this parcel, will there be any additional subdivisions?**