

TOWN OF GLENVILLE
Planning and Zoning Commission
April 9, 2018
7:00 p.m.

(Revised agenda – removed reference to site plan approval being required for item #2)

1. Approval of the minutes of the March 12, 2018 meeting

2. Animal Protective Foundation
53 Maple Avenue

Conditional Use Permit
Recommendation to the ZBA

This proposal calls for a minor building expansion of 372 sq. ft. to the existing facility in order to expand the housing and treatment area for cats. The property is zoned *General Business*.

3. Stanley Ducharme
115 Maple Avenue

Conceptual (2-lot) Subdivision

The landowner is seeking to subdivide his 1.8-acre property at 115 Maple Avenue into two lots. The larger 45,280 sq. ft. lot would contain the existing house, while the smaller 25,604 sq. ft. would be a vacant single-family home building lot. The property, located on the west side of Maple Avenue, and beginning about 250 feet south of the traffic signal at Alplaus Avenue, is zoned *Suburban Residential*.

4. Richbell Capital
Dutch Meadows Lane and Route 50

Zoning Map Amendment for
a Proposed Planned
Development District –
Recommendation (SEQR and
Zoning Amendment) to the
Town Board

This proposal calls for the establishment of a Mixed Use Planned Development District on a 30.35-acre site. The project would consist of 286 apartments, 33 townhouses, and 44,000 sq. ft. of commercial space. The site is located on the north and south sides of Dutch Meadows Lane, at the western end of the road. One of the commercial buildings is being proposed for the northeast corner of Dutch Meadows Lane and Route 50. The present zoning of the project site is a mix of *General Business* and *Professional Residential*.

5. Capitaland Realty, LLC
37 and 47 Saratoga Road

Revision to Previously
Approved Site Plan and
Conditional Use Permit

As a condition of the 2014 site plan and conditional use permit approval for the Capitaland Realty, LLC project, the applicant was to consolidate the GMC and Subaru properties. The parcels were never consolidated, and the applicant is now requesting to keep the parcels separate, and to adjust the property line between the two lots to negate the need for any area variances. No new construction is planned.

6. Monolith Solar Associates
29 Maple Avenue

Site Plan Review
(Preliminary)

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*.