

PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

August 14, 2017

Present: M. Carr, Chairman, J. Gibney, T. Bodden, J. Lippmann, P. Ragucci,
K. Semon, M. Tanner

Also

Attending: A. Briscoe, Deputy Building Inspector, K. Corcoran, Town Planner,
M. Cuevas, Attorney, L. Walkuski, Stenographer

Absent:

Meeting called to order at 7:03 PM

Motion to approve the Agenda

Moved by: T. Bodden

Seconded by: P. Ragucci

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

Motion to approve minutes from the July 10, 2017 meeting

Moved by: J. Gibney

Seconded by: P. Ragucci

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

**John Bevilacqua for Property Shop Glenville, LLC
322 Ballston Road**

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

The applicant is seeking to open a real estate office in the former Hartford Funding bldg. on the southeast corner of Rte. 50 and Dutch Meadows Lane. The 0.83-acre parcel is zoned *Professional/Residential*.

John Bevilacqua stated he received a letter from the town stating certain items needed to be satisfied before occupancy of the building could take place. The sewage system, water line service location, disposal system/septic tank, and parking spots need to be placed on the site plan.

M. Carr asked if the applicant is committed to satisfying those items.

J. Bevilacqua stated he was committed. He also said that he wasn't sure if they were going to have a dumpster on site at this point. He spoke with his planner and they are unsure where the future sidewalk is to be located. He also mentioned he is unsure where the requested landscaping is to be located.

M. Carr stated that he didn't think these issues are critical since the applicant is not changing the use of the site. He also said that he doesn't believe the PZC had any issues with this application.

At this time, M. Carr opened the public hearing. With no comments from the floor, the public hearing was closed.

MOTION

In the matter of the final site plan review application by John Bevilacqua for Property Shop Glenville, LLC located at 322 Ballston Road, the PZC hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.

5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structure, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purpose.

Conditions of Approval:

1. The location, size and adequacy of on-site sanitary sewerages are to be noted on the site plan.
2. The location, size and condition of the water service line is to be shown on the site plan.
3. The property may require a new water meter.
4. The existing parking lot needs to be shown on the site plan and include required handicap spaces.
5. The site plan shows locations of two signs where a sign permit is required. Size of the signs is limited by the zoning district and the required sign variance.
6. If a trash dumpster is to be used by the applicant, the location and method of screening will be shown on the site plan.
7. The landscaping plan should show location, size, and plant species on the site plan. Street trees are required at 30 feet along the street frontage.
8. Location of the future sidewalk should be shown on the site plan along the property line on Dutch Meadows Lane.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

**Bruno Associates
Tower Road**

**Minor (2-lot) Subdivision
(Prelim. & Final Combined)
Public Hearing**

In association with the Bruno Associates site plan review application to be heard at this meeting, the applicant, in partnership with Schenectady County, is looking to subdivide a 2.19-acre parcel from the Schenectady County Airport property along the west side of Tower Road.

Luigi Palleschi, ABD Engineers, represented the applicant. He gave an overview of the project and stated the project is primarily the same as presented last month - 24 parking spaces for employees, 3 curb cuts - 2 for circulating traffic and 1 for tractor trailer movement, and a loading dock along the southern end of site. Changes made include pushing the parking lot back to meet Town Code (25' feet from the property line to avoid a variance.) Lighting was added to the plan, and will be down type LED lighting with 20' poles. Landscaping is proposed along the office building foundation and street trees along the warehouse portion of the site. There are some site issues for landscaping due to utilities running along the frontage. The applicant would be willing to install street trees but are unsure if the 30 foot requirement could be met. L. Palleschi asked if the PZC would entertain an exception to this requirement. They do show street trees along the building to break up the warehouse portion of the building.

M. Carr replied it is possible and could be put in as a conditional approval.

L. Palleschi stated he is representing the applicant for both applications; the minor 2-lot subdivision and the site plan review. He gave a quick overview of Bruno Associates' press building business. These presses are used for die cutting, making molds and medical templates that a company would use to manufacture their product. The presses take about 4 months to build resulting in low tractor trailer traffic.

T. Bodden asked if it is possible to make use of the two signalized entrances on Route 50 for traffic flow as a condition.

L. Palleschi said that it wouldn't be an issue.

M. Carr asked for the PZC to address the subdivision application first and then discuss the final site plan review.

K. Semon inquired where the wetlands were located.

L. Palleschi said he did his own site walk and didn't see any wetlands. Soil borings were taken and there are good sandy soils and infiltration rates. Additionally, Bill Smart, a wetland biologist, was hired and they received a letter from Mr. Smart indicating there are no wetlands on the site, however, there are federal wetlands deeper into the woods.

A discussion took place regarding infiltration and depth to ground water.

T. Bodden asked if there was a storm sewer located on the site.

L. Palleschi said there is not a storm sewer but there is a culvert pipe.

T. Bodden also inquired how many trees will be taken down and will it affect the drainage and water retention.

L. Palleschi replied the tree removal should not have an effect on drainage and water retention.

M. Carr stated if there is a way the old growth trees could be preserved, or at least make an attempt or to supplement with additional plantings.

A discussion took place with regard to the downward slope of the wooded area and how would that area would be filled. It was indicated that is where the majority of the storm water will go.

MOTION

In the matter of the preliminary minor 2-lot subdivision application by Bruno Associates for a 2-lot subdivision located at Tower Road, the PZC hereby approves the preliminary application.

The Commission hereby schedules a public hearing for tonight, 8/14, per the applicant's request to combine preliminary and final review, to consider the final minor subdivision application.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

At this time M. Carr opened the public hearing. With no comments from the floor, the public hearing was closed.

MOTION

In the matter of the final minor subdivision application by Bruno Associates for a two-lot subdivision located at Tower Road, the PZC hereby approves the application. The Commission's decision is based upon the following findings:

The proposed use takes into consideration the relationship of this project to the neighborhood and the community, and the best use of the land being subdivided. Factors considered include:

- Compliance with the requirements of the Zoning Ordinance and the policies of the Comprehensive Plan.
- Logical arrangement, location and width of streets.
- The lots' and street(s) relationship to the topography of the site.
- Adequacy and arrangement of water supply, sewage disposal and drainage.
- Accommodation for future development of adjoining lands as yet unsubdivided.
- Adequacy of lot sizes to achieve the above.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

M. Carr said the PZC will now consider the final site plan review for Bruno Associates.

**Bruno Associates
Tower Road**

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

Bruno Associates, a manufacturing and machining specialist who assembles presses for die-cutting, embossing, mold and trimming industries, is seeking to construct a 12,600 sq. ft. assembly building and 2,000 sq. ft. office on the Schenectady County Airport, on a 2.19 -acre parcel of land off Tower Road, just north of the Schenectady County Ice Rink. A 23-car parking lot is also proposed, and the building would connect to public water and sewer. The property is zoned *Research/Development/Technology*.

M. Carr asked if the SWPPP has been completed and was it reviewed by Town Staff or an outside engineer firm. He also stated the water and sanitary sewer, to be constructed to Town standards, needs to be noted on the plan. Additionally, there will need to be a review and approval from Thomas Corners Fire District. Also, somewhere on the plan it should be indicated that Airport Road will not be the primary in/out route for traffic.

J. Lippmann asked if the SWPPP had been prepared and were any comments received from the town.

L. Palleschi replied the SWPPP was prepared on June 26th, and had subsequently been submitted to the town. He has not seen any comments from the town.

J. Lippmann said her biggest concern was the depth of ground water and based on the plan, especially storm water management area #1, the ground water is at 3 feet. That is the same as the excavation depth for the pond. They will be creating a standing water issue which is not what they want.

A discussion took place with regard to infiltration, infiltration rates, and the soil.

M. Carr asked if the SWPPP was reviewed by the town or will it be outsourced.

K. Corcoran said the SWPPP was circulated, not outsourced, but he has not seen any comments from the town.

K. Semon inquired about how the solvents, oils, and fuels will be stored.

L. Palleschi replied everything will be inside steel drums inside the building.

J. Lippmann asked if in lieu of street trees, is there any other way to do any other type of vegetation to soften the frontage.

L. Palleschi replied they are proposing a monument sign in front and they could incorporate some shrubs around the sign. He said he will be checking with the airport to see if there are any limitations/restrictions.

J. Gibney asked if there are any restrictions with regard to the proposed lighting.

L. Palleschi stated the lighting proposal is currently under review by the FAA.

J. Lippmann asked if the FAA reviews the entire site plan or just specific areas such as lighting.

L. Palleschi asked Mark Storti, Schenectady County Economic Development and Planning, to respond.

M. Storti said the FAA reviews where the building is located and the proximity to the airport proper. They also review if there are large trees or standing water. Standing water attracts birds and that is not something wanted at the airport.

L. Palleschi stated they have submitted plans to the fire department, but have yet to hear back from them. He also indicated as far as the notes are concerned, they could be added to the plans.

J. Lippmann asked where the nearest fire hydrant is to the building.

L. Palleschi responded the hydrant is located in front of the county ice rink.

M. Carr opened the floor for a public hearing. With no response from the floor, the public hearing was closed.

MOTION

In the matter of the final site plan review application by Bruno Associates for the construction of a 12,600 sq. ft. assembly building and 2,000 sq. ft. office on the Schenectady County Airport located at Tower Road, the PZC hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.

4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structure, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purpose.

Conditions of Approval:

1. The review and approval of the SWPPP that has been submitted to the Town of Glenville.
2. The need for notes to be added to the site plan indicating the water and sanitary sewer will be built according to the town's standards.
3. The application needs to be reviewed and approved by the Thomas Corners Fire District related to their ability to respond to any emergency situation including fires.
4. A note regarding traffic circulation stating they won't be using the unsignalized Airport Road exit/entrance at Route 50.
5. The applicant will need to obtain any approvals from the FAA that the FAA requires.
6. The applicant will need to propose additional landscaping to offset the street tree requirement and the elimination of many trees currently on the site.

Motion

Moved by: M. Carr

Seconded by: K. Semon

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

**Patrick and Mary Gibbons
Closson Road**

**Minor (2-lot) Subdivision
(Final) – Public Hearing**

This proposal involves the subdivision of a vacant 9.9-acre parcel into two residential building lots of 7.9 acres and 2 acres, respectively. The property is located on the north side of Closson Road, beginning about ¼ mile east of Ridge Road. The property is zoned *Rural Residential/Agricultural*.

Duane Rabideau, VanGuilder Associates, represented Patrick and May Gibbons.

D. Rabideau gave an overview of the proposed site with the intent to subdivide into two single family residential homes. Lot #1 is in the southeast corner on a 2 acre parcel while Lot #2 would be the remaining acreage. Each lot will tie into public water on the south side of Closson Road. Each lot will have an onsite septic system. Due to the comments at last month's meeting the silt fence has been changed from running along the driveway to running parallel with the contours of the driveway. There is a letter from the applicant stating their intent is not to further subdivide. Additionally, there was a discussion with the Highway Superintendent and the Highway Department is not requesting a road bond for bringing in fill. Both lots will need approximately 1,500 cubic yards of fill.

M. Carr asked if a SWPPP is required.

D. Rabideau responded yes, and Lance Engineering is preparing the report.

J. Lippmann asked what was the grade of the driveway.

D. Rabideau said it was close to 5%.

J. Lippmann asked if there had been any consideration to installing a swale along the driveway.

A discussion took place with regard to the driveway and water flow.

M. Carr asked if there will be raised bed septic systems installed.

D. Rabideau said he didn't work on the septic, but that is the design.

M. Carr restated the Highway Department was not asking for a bond. He then asked if there is any anticipated damage to the roads.

D. Rabideau replied that is correct; a bond is not required and there is no anticipated damage to the roads.

M. Carr asked about the culvert piping under the driveways due the significant drainage swale on both sides of Closson Road.

D. Rabideau said they will be talking to the Highway Department about the culverts.

M. Carr inquired about the connections to town water. How will the you get there?

D. Rabideau replied they will probably bore it depending upon what the water department requires.

P. Ragucci asked if the wetlands on Lot #2 were federal or not.

D. Rabideau said they were federal wetlands.

A discussion took place with regard to the pond and stream located on the property and whether the stream was seasonal or not.

Another discussion took place with regard to the driveway and water run-off.

K. Semon stated the applicant is intending to build on the larger lot. What is the status of the smaller lot?

D. Rabideau said he is not aware of any current plans for the smaller lot, and he believed the smaller lot was to be used for the applicant's children

At this time M. Carr opened the public hearing. With no comments from the floor, the public hearing was closed.

MOTION

In the matter of the final minor subdivision application by Patrick and Mary Gibbons for a two-lot subdivision located at Closson Road, the PZC hereby conditionally approves the application. The Commission's decision is based upon the following findings:

The proposed use takes into consideration the relationship of this project to the neighborhood and the community, and the best use of the land being subdivided. Factors considered include:

- Compliance with the requirements of the Zoning Ordinance and the policies of the Comprehensive Plan.
- Logical arrangement, location and width of streets.
- The lots and street(s) relationship to the topography of the site.
- Adequacy and arrangement of water supply, sewage disposal and drainage.
- Accommodation for future development of adjoining lands as yet unsubdivided.
- Adequacy of lot sizes to achieve the above.

Conditions of Approval:

1. The applicant will coordinate with the Town of Glenville Water Department on the location of connections and the technique for tapping the water line; boring under Closson Road as an alternative method.
2. The applicant will get approval from the Town Highway Department on the culvert piping size for the driveways for the drainage swale on the north side of Closson Road.
3. The applicant will secure County Health Department approval for the raised bed septic system.
4. The SWPPP will be reviewed and approved prior to construction.
5. A notification from the Highway Superintendent stating that he has no issues with truck traffic carrying the fill for the raised bed septic systems and possible damage to the town roads.

Further, this Commission finds that a proper case exists for requiring the applicant to provide suitable land for park or playground purposes. The need for additional park and recreation facilities has been documented in the Comprehensive Plan, in addition to having been identified by both the Glenville Park Planning Committee and the Community Center Planning Committee.

However, due to the small number of lots in this particular subdivision, this Commission finds that the imposition of an in-lieu-of fee is more appropriate than land dedication for this particular subdivision. The recreation fee to be levied is \$1,000.00 per lot. In this case, the applicant is hereby required to pay a fee of \$1,000.00

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

Paul Nichols for Blackbird 1, LLC
207-213 Sacandaga Road

Site Plan Review (Final)
Public Hearing

The applicant is proposing to create a mixed use development consisting of nine buildings of eight apartment units each, and a 4,800 sq. ft. office/retail building on 6.46 acres. The office/retail building also includes four apartments on the second floor, bringing the total number of apartments to 76. The 0.81-acre corner lot on the southwest corner of Sacandaga Road and Burch Parkway is being reserved for future commercial development; perhaps a convenience store/gas station. The entire 7.27-acre project site was recently rezoned to *Mixed Use Planned Development* to accommodate this proposal.

Luigi Palleschi, ABD Engineers, represented the applicant. He gave a quick overview of the project stating it is located northwest of the Scotia-Glenville high school and north of the Glenville Industrial Park. Located across the street from this project are multi-family apartments, a gas station, and self-storage units. This is the same plan that was presented at last month's meeting with some minor changes. Some of those changes are; adding a tree along the sidewalk heading from the apartment complex to the retail building and extension of the sidewalk northwesterly along Sacandaga Road.

M. Carr asked if letters have been submitted to the Village and Beukendaal fire districts.

L. Palleschi replied the letters have been submitted and they are waiting for responses.

T. Bodden asked if there are any plans for lot #3.

L. Palleschi replied Lot #3 is set up for future development. They are restricted by the PDD law as to what can actually be put up.

T. Bodden asked if there was a tenant yet for the 1st floor of the 4,800 sq. ft. building.

L. Palleschi said there is not a tenant yet and they are currently marketing for one.

M. Carr asked M. Cuevas will it be necessary for the PZC to review this again when a commercial tenant is secured.

M. Cuevas replied that it will have to appear before the PZC.

T. Bodden asked if this supersedes the zoning restrictions and does it have to be redefined.

K. Corcoran said it has been defined as a PDD, which limits to what they can propose, and there are also additional restrictions for the undeveloped lot.

M. Carr asked about an update on the notifications and approvals on the water and sewer extensions.

L. Palleschi responded he has been in contact with Paul Sheldon, Schenectady County, and he has to get the plans to him. They are moving the water system from Sacandaga Road to Burch Parkway. Additionally, they are looking to dedicate the water lines and hydrants to the Town of Glenville. As far as the sewer goes, he has placed a call into the Village of Scotia. The village is aware of the project and the density of the project. He is waiting for their response.

M. Cuevas said the Village of Scotia will need the City of Schenectady's approval.

M. Carr opened the public hearing. With no comments from the floor, the public hearing was closed.

MOTION

In the matter of the final site plan review application by Paul Nichols for Blackbird 1, LLC located at 207-213 Sacandaga Road, the PZC hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.

3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structure, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purpose.

Conditions of Approval:

1. The applicant will need to obtain letters of acceptance from the Village of Scotia and Beukendaal Fire Districts.
2. Final approval and acceptance on water and sewer from the various regulating agencies including the Village of Scotia getting approval from the City of Schenectady to accept the increase in the sewage stream.

Motion

Moved by: M. Carr

Seconded by: T. Bodden

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

This application would result in the establishment of a microdistillery in the former Rector's Fire Department on Route 5. Originally proposed as a two-tenant site, the building will now be occupied entirely by Schenectady Distilling. The operation will include production, storage of product and retail sales. The property is zoned *Community Business*.

Ken Gibbons, the applicant, stated there is a minor change since he appeared before the PZC in March 2017. That change is the ability to use the whole building for the distillery. Sterling Environmental was at the site today, and they did find the floor drains and they lead to the culvert. It looks like when modifications were made in the mid 90's the fire department blocked the drains off.

M. Carr asked if there was anything negative found at/or in the drains.

K. Gibbons responded there was nothing negative found.

M. Carr asked if the matters with the fire department have been resolved.

K. Gibbons stated it has been resolved and that's why he is back before the PZC.

J. Lippmann asked where the septic is located and what type of system it is.

K. Gibbons replied it is located under the blacktop in front of bay #2. He said he doesn't know the type of system it is.

K. Semon asked if it can be pumped out.

K. Gibbons said it is a tank and can be inspected. An inspection needs to be done.

T. Bodden asked if the applicant has all his federal and state approvals.

K. Gibbons stated he has his federal license and permit. The state approval is contingent upon a picture of the finished building, which he can't do until he closes on the building. He has until October 2017 to get that completed.

T. Bodden inquired if there are any conditions i.e. regarding the septic system that would affect the applicant obtaining a liquor license.

K. Gibbons responded no, it is not a condition of obtaining a license.

J. Lippmann asked if public water was to be used and noted there probably isn't going to be a lot of sanitary waste.

K. Gibbons said that the distillery waste product from the distillery will go to a pig farm. As for the waste water it will primarily be from domestic toilets, which will have limited use only when the distillery is open. He has also set money aside in case the system needs to be replaced.

K. Semon asked if the dividing wall is still going to be built.

K. Gibbons said the dividing wall will be installed due to the state's requirements to obtain his permit. Once the permit is obtained, he will then be submitting amendments to the permit. He won't start production until the amendments are made.

P. Ragucci asked why the state is asking for the dividing wall.

Ken Gibbons said it was due to his original application which showed two businesses in the building.

At this point M. Carr opened the public hearing. With no comments from the floor, the public hearing was closed.

MOTION

In the matter of the final site plan review application by Schenectady Distilling Company, Inc. for the establishment of a micodistillery at the former Rector's Fire Department located at 3304 Amsterdam Road, the PZC hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.

7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structure, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purpose.

Conditions of Approval:

1. The PZC would like to review the completed drywell testing report.
2. The applicant is to obtain Schenectady County approval of the septic system.
(NOTE: It was determined after the meeting that county approval of the existing septic system is not required.)
3. The applicant is to obtain any and all required licensing/permits to open the distillery.

Motion

Moved by: M. Carr

Seconded by: K. Semon

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

Scotia Industrial Park, Inc.

500 Amsterdam Road, Glenville Business & Tech Park

Site Plan Review

(Prelim. & Final Combined)

Public Hearing

This proposal involves the construction of a new 98,000 sq. ft. manufacturing/warehouse building and associated parking and outdoor storage space on a former industrial and office building site within the Glenville Business and Technology Park. The 7.52-acre property is located along the north side of Route 5, between E Street on the west and Capital Boulevard on the east, in front of the former Navy Commissary Building (Building 606). The property is zoned *Research/Development/Technology*.

David Ahl, Scotia Industrial Park, and James Connors, Chazen Companies, were present.

D. Ahl started by giving a quick overview of the site. The property was purchased through a county auction about 3 years ago. The previous building has been taken down and Mr. Ahl presented pictures

of what it used to look like. The dimensions of the planned building are 245' x 450' and it is a traditional building with block bottom and metal siding above.

J. Connors gave an overview of the site plan itself. The old guard shack has been taken down and they are proposing to redefine the entrance roadway to 30' wide and turn in while providing service to the remaining buildings up north along E Street. They are complying with the maximum building coverage statistics and required greenspace. The building will be served by public water and sewer. They are installing a new water service from the main that runs east to west. Sanitary sewer service is located along Amsterdam Road and they will be tying directly into the sewer service. With regard to storm water management, the area is very well drained. They have designed two infiltration systems and they are capable of containing and infiltrating flows from the 100 year storm for the site. Primary entrance will be from E Street without co-mingling with traffic that goes into Capital Boulevard. The landscaping will have 3 ½" caliper hawthorns that grow to 20 – 30 feet in height at maturity. The building height will be 50' at the ridge. All loading docks will be located in the rear of the building and therefore, screened from Amsterdam Road by the building. The plan shows two building areas; one will be an office area with primary parking and the other a storage area located on the western side of the building. Also, a secondary office will be located on the eastern side of the building with employee parking. There are six loading docks there with another twelve loading docks located in the back. Lighting plans include fixtures that will not exceed 16 -20 feet in height. The anticipated number of employees for this site is a maximum number of 65 per shift.

M. Carr stated the applicant is looking for both preliminary and final approval tonight but the PZC has no idea what is going in the building.

D. Ahl said they are anticipating light manufacturing, something that will fall within the zoning. They have a need for space and this site will fulfill that need.

T. Bodden asked how was the design determined for use when you don't have any tenants yet.

D. Ahl said they used a plan that is customary for any type of business they are trying to attract.

K. Semon asked if they are currently marketing this site and how many tenants do you plan on.

D. Ahl said they are marketing and have listed it on various websites as a spec building. The design of the building is to accommodate two tenants.

T. Bodden asked if any use that comes in and requires significant modifications will require another appearance before the PZC.

A discussion took place as to the zoning requirements and what would be allowed as a tenant for the building. Other factors were discussed such as what the PZC uses to determine an approval and what will trigger a second review by the PZC. Additionally, the discussion focused on the review by the Building and/or Planning Department if a tenant could necessitate a conditional use permit.

J. Lippmann asked if there was an easement on the western side for the driveway.

J. Connors said there are discussions on going with the owner of Building 606 regarding an easement.

A discussion took place with regard to the traffic movement, ingress/egress, the roads and their particular ownership. The road concerns, if any, have not been discussed with the Highway Supervisor or Town Board yet.

T. Bodden inquired how long will it take to construct the building.

D. Ahl said it will take about 7 months.

M. Carr asked if the TCE plume affects this property.

D. Ahl stated the plume is to the west, closer to the 400 block of buildings.

MOTION

In the matter of the site plan review application by Scotia Industrial Park, Inc. for the construction of a 98,000 sq. ft. manufacturing/warehouse building and associated parking and outdoor storage space on a former industrial and office building site within the Glenville Business and Technology Park located at 500 Amsterdam Road in the Glenville Business and Technology Park, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

MOTION

In the matter of the preliminary site plan review application by Scotia Industrial Park, Inc. for the construction of a 98,000 sq. ft. manufacturing/warehouse building and associated parking and outdoor storage space on a former industrial and office building site within the Glenville Business and Technology Park located at 500 Amsterdam Road in the Glenville Business and Technology Park, the PZC hereby conditionally approves the application. As such with combining the preliminary and final review of the application, the Commission hereby schedules a public hearing for tonight, 8/14/17, to consider the final site plan review application for this particular project.

Conditions of preliminary approval are as follows:

1. The applicant should discuss traffic concerns with the Highway Department and/or Town stating they will not be using Capital Blvd. There was concern with potential bus traffic.
2. The applicant needs to get approval from local fire-fighting agencies.
3. The water and sewer connections need to be discuss and approved by the various regulating agencies.

4. The applicant needs to comply with any landscaping requirements especially any vegetative buffers along Route 5.
5. The applicant needs to make sure any issue regarding an easement for access to this property is resolved.

Motion

Moved by: M. Carr

Seconded by: M. Tanner

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

At this time, M. Carr opened the public hearing. With no comments from the floor, the public hearing was closed.

MOTION

In the matter of the final site plan review application by Scotia Industrial Park, Inc. for the construction of a 98, 000 sq. ft. manufacturing/warehouse building and associated parking and outdoor storage space on a former industrial and office building site within the Glenville Business and Technology Park located at 500 Amsterdam Road in the Glenville Business and Technology Park, the PZC hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.

7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structure, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purpose.

Conditions of Approval:

1. The applicant should discuss traffic concerns with the Highway Department and/or Town stating they will not be using Capital Blvd. There was concern with potential bus traffic.
2. The applicant needs to get approval from local fire-fighting agencies.
3. The water and sewer connections need to be discussed and approved by the various regulating agencies.
4. The applicant needs to comply with any landscaping requirements, especially any vegetative buffers along Route 5.
5. The applicant needs to make sure any issue regarding an easement for access to this property is resolved.
6. The applicant will remove the 10,000 sq. ft. exterior wire spool storage area from the site plan.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

Aldi, Inc.
303 Saratoga Road

Site Plan Review
(Preliminary) – continued from
July

Aldi's is proposing to construct a 17,825 sq. ft. supermarket on a 2.62-acre property on the west side of Route 50 (Saratoga Road), across from Market 32 (Price Chopper). The property is zoned *General Business*.

Rob Osterhoudt, Bohler Engineering, represented the applicant. Mr. Osterhoudt gave a quick overview of the site and some site plan changes. Progress made regarding issues raised were additional vegetation and screening as a buffer to the residential neighbors. The new fence will be replacing the old fence as

it stands today. The fence will not be moved to the property line. There have been building façade changes. They have added windows and canopies to break up the brickwork on the building. Additionally, the right in/right out driveway has been eliminated.

M. Carr stated two of the biggest issues with this application were the southernmost driveway proposal and the buffering for the residential neighbors. The elimination of the curb cut and the addition of a berm, increased fence height and additional plantings all are critical and positive changes. The Town would also like to see a gate to be a visual buffer for the loading dock.

R. Osterhoudt said they have investigated the installation of a gate (he passed out 3D renditions of the loading dock area). The exhibits show several views moving south along Route 50, illustrating that the loading dock will only be visible for a very short period..

T. Bodden said that the speed limit there is 30mph not 45mph and traffic does become backed up at the traffic light. People will see the loading dock.

K. Semon asked if the Colonie location required a visual buffer for their loading dock.

R. Osterhoudt said yes there were concerns at the Colonie location and therefore Aldi's did install a visual buffer. There have been no complaints from the Colonie residents.

P. Ragucci said he agrees that a gate needs to be installed, but would request some type of gate that is quiet when being opened and closed.

M. Carr said the proposed use for this parcel is within the zoning.

J. Lippmann asked if there are two properties and will there be a formal easement on paper for the driveway on the southern parcel.

R. Osterhoudt said the understanding is they intend to consolidate the lots so it will become one parcel.

K. Semon asked who will be responsible for maintaining the whole property.

Bruno Laurenco, Aldi's, said they will be taking care of the property until the small site is built. At that time, the landlord or new tenant will be responsible for the overall maintenance.

J. Gibney asked since the southernmost curb cut is eliminated would the future tenant of the smaller parcel be able to have one installed.

M. Carr responded the reason the curb cut was eliminated was that it did not meet DOT's standards. A future tenant would have to come back with a proposal for a curb cut.

MOTION

In the matter of the site plan review application by Aldi's to construct a 17,825 sq. ft. supermarket on a 2.62-acre property on the west side of Route 50 located at 303 Saratoga Road, the Planning and Zoning

Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion

Moved by: M. Carr

Seconded by: T. Bodden

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

MOTION

In the matter of the preliminary site plan review application by Aldi's to construct a 17,825 sq. ft. supermarket on a 2.62-acre property on the west side of Route 50, located at 303 Saratoga Road, the PZC hereby conditionally approves the application.

The Commission hereby schedules a public hearing for 9/11/17 to consider the final site plan review application for this particular project.

Conditions of preliminary approval are as follows:

1. The applicant needs to consider a loading dock door.
2. All appropriate area variances need to be obtained.
3. The applicant is committed to constructing and maintaining a solid buffering along the south and west sides of the property considering potential impacts to residential neighbors on both sides.

The Commission hereby schedules a public hearing for 9/11/17 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for 9/11/17, nine (9) copies of the revised site plan must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing date.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

AAA Tri City Construction

Building 606, Glenville Business & Technology Park

**Site Plan Review
(Preliminary)**

AAA Tri City is renovating the interior of Building 606 so as to allow for occupation of the building by storage, office, and light manufacturing tenants. Building 606 was formerly occupied by the Navy Commissary, and is zoned *Research/Development/Technology*.

Chuck Hotaling, AAA Tri City Construction, was present. He stated there are discussions regarding the easement and he marked out where the handicap parking spots are located along with the handicap ramp.

A discussion took place with regard to the number of parking spaces, handicap spaces, and the easement.

A discussion took place regarding the tenants; a cardboard box manufacturer and a Styrofoam panel manufacturer.

M. Carr asked how much glue is stored there.

C. Hotaling said the quantities are in small bottles. He will get information for the next meeting. There are no solvents, degreasers, etc.

K. Semon asked if there is a dumpster at this site.

C. Hotaling said there are two, one for each business located on the sides of the building.

M. Carr indicated the dumpsters need to be shown on the site plan. Additionally, is there a fuel tank there?

C. Hotaling said it is an above ground propane tank and it is used for heat.

M. Carr responded that the propane tank needs to be labeled as such on the site plan.

T. Bodden asked who owns the building.

C. Hotaling responded the owner is Tom Hamilton from California.

A discussion took place about repaving this site, interior renovations, and outside aesthetics. Mr. Hotaling will be taking care of the snowplowing for the site this winter.

MOTION

In the matter of the preliminary site plan review application by AAA Tri City Construction for renovating the interior of Building 606 so as to allow for occupation of the building by storage, office, and light manufacturing tenants as discussed, located at Building 606 in the Glenville Business & Technology Park, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

MOTION

In the matter of the preliminary site plan review application by AAA Tri City Construction for renovating the interior of Building 606 so as to allow for occupation of the building by storage, office, and light manufacturing tenants as discussed, located at Building 606 in the Glenville Business & Technology Park, the PZC hereby conditionally approves the application.

The Commission hereby schedules a public hearing for 9/11/17 to consider the final site plan review application for this particular project.

Conditions for preliminary approval are as follows:

1. The applicant will provide a list of all chemicals that are being used by the tenants.
2. The applicant will need to get fire department approval and review of plans.
3. The applicant will get the easement issue resolved prior to moving forward with the project.
4. The dumpsters need to be included on the site plan.
5. The fuel tank needs to be renamed as a propane tank and identified as such on the site plan. The propane tank must meet all collision protection requirements.

The Commission hereby schedules a public hearing for 9/11/17 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for 9/11/17, nine (9) copies of the revised site plan must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing date.

Motion

Moved by: M. Carr

Seconded by: T. Bodden

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

Karen Dake for Happy Rehab, LLC
901 Maritime Drive

Zoning Map Amendment
SEQR Recommendation and
Recommendation on the
Rezoning Application to the
Town Board

This proposal calls for the rezoning of the 6.22-acre parcel that includes the Maritime Center and Burnt Hills Rowing Club from *Riverfront Recreation/Commercial and Land Conservation* to *Commercial Planned Development District* in order to allow the former Maritime Center to be occupied by a mix of health and wellness uses, including pediatric physical rehab, a therapy gym, yoga studio and offices serving the uses. The Rowing Club, which is located on the same property, will remain as is, yet the zoning of the entire parcel would be changed to allow the mixing of recreation uses and physical therapy.

Karen Dake was present. She stated her intent is to have the zoning changed on the site so she could proceed with her physical therapy business. She said she had concerns with the rowing club since they are on the same parcel.

M. Carr said he doesn't have any issues with the request for the rezoning.

J. Lippmann asked who owns the land.

K. Dake said she owns the parcel, but does not own the building that the rowing club is in. She stated Burnt Hills and Shenendehowa are the rowing clubs currently operating there.

A discussion took place as to the rezoning and how it could, if at all, affect the rowing clubs.

K. Dake said she expects to have 6-7 therapists.

A discussion took place with regard to the traffic pattern.

MOTION

In the matter of the SEQR recommendation on the zoning map amendment application by Karen Dake for Happy Rehab, LLC located at 901 Maritime Drive, the PZC recommends that the Town Board approve the application. The reasons for supporting the recommendation are as follows:

1. The proposed use appears to be benign without any additional impact on the property with respect to the prior use of the property.
2. The Town will retain control over the development of the district.
3. The Town should recommend legislation that restricts certain uses within the PDD.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

MOTION

In the matter of the recommendation of the rezoning application by Karen Dake for Happy Rehab, LLC to change the zoning of 901 Maritime Drive from Riverfront Recreation/Commercial and Land Conservation to Commercial Planned Development District, the PZC recommends that the Town Board approve the application. The reasons for supporting the recommendation are as follows:

1. The proposed use appears to be benign without any additional impact on the property with respect to the prior use of the property.
2. The Town will retain control over the development of the district.
3. The Town should recommend legislation that restricts certain uses within the PDD.

Motion

Moved by: M. Carr

Seconded by: T. Bodden

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

**James Gaudons
711 Saratoga Road**

**Site Plan Review
(Preliminary)**

The applicant is proposing to construct a 40' x 32' pole barn to be used for storage in support of his interior design business in the residence on the property. Property tax records identify this property as a single-family home. The applicant is also proposing a 30' x 32' garage and a new deck, both of which, if being built in support of the residence and not the business, would not be subject to site plan review. The property is located on the west side of Route 50, about 350 feet north of the Kingsbury Road/Route 50 intersection. The property is zoned *Community Business*.

Duane Rabideau, VanGuilder Associates, represented the applicant. He gave an overview of the plans. Storage is needed for the applicant's interior design business and also for some personal recreational items. There will be minimal clearing and grading.

M. Carr asked about the clearing area and to indicate the percentage of clearing on the site plan.

D. Rabideau said the clearing area was mixed scrub brush and pine. There are no old growth trees. The percentage of clearing is about .4%.

M. Carr asked if there are any flooding concerns.

D. Rabideau said there are no flooding concerns.

A discussion took place about runoff from the parcel and how it could affect the property to the south. It was offered to install a low recharge basin to catch roof runoff.

M. Carr asked will there be any changes that would affect the septic system.

D. Rabideau replied there will not be any changes affecting the septic system.

T. Bodden inquired if the new driveway will be a stone driveway.

D. Rabideau replied that it will be crushed stone.

MOTION

In the matter of the site plan review application by James Gaudons to construct a 40' x 32' pole barn and a 30' x 32' garage and a new deck, both of which, if being built in support of the residence and not the business, would not be subject to site plan review, located at 711 Saratoga Road, the Planning and Zoning Commission finds that this application will not result in significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion**Moved by:** M. Carr**Seconded by:** M. Tanner**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

MOTION

In the matter of the preliminary site plan review application by James Gaudons to construct a 40' x 32' pole barn and a 30' x 32' garage and a new deck, both of which, if being built in support of the residence and not the business, would not be subject to site plan review, located at 711 Saratoga Road, the PZC hereby conditionally approves the application.

The Commission hereby schedules a public hearing for 9/11/17 to consider the final site plan review application for this particular project.

Conditions of preliminary approval are as follows:

1. The calculation for the amount of disturbed land is to be placed on the site plan.
2. A swale to be placed between the pole barn and the neighbor's property is to be considered for construction.
3. It is noted that the driveway will be crushed stone and not an impervious surface.

The Commission hereby schedules a public hearing for 9/11/17 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for 9/11/17, nine (9) copies of the revised site plan must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing.

Motion**Moved by:** M. Carr**Seconded by:** M. Tanner**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

**Monolith Solar
736 Saratoga Road****Use Variance
Recommendation to the
Zoning Board of Appeals**

Monolith Solar is proposing to install solar panels on the rooftops of five existing self-storage buildings and portions of two other self-storage buildings at 736 Saratoga Road. This proposal is considered a commercial solar installation, which is a use not presently accommodated by the Town of Glenville Zoning Ordinance. Consequently, a use variance is being requested by the applicant. The property is on the east side of Route 50, and is the last property in Glenville. In fact, a portion of the property and the buildings are located in the Town of Ballston. The property is zoned *Community Business*.

Andrew Petersen represented the applicant. He indicated the panels will initially power the storage buildings first and any residual power will go into the grid.

M. Tanner asked if the roofs and panels are flat.

M. Carr asked if the panels will be completely flat and what is their thickness.

A. Petersen, Monolith Solar, replied the roofs and panels are flat. The panels are completely flat as they follow the contour of the roof. The panels are about 1 ½ inches thick and they sit on a footing about 2 inches high.

A discussion took place regarding how the panels will look on the roof since there wasn't any material submitted showing the side view of the installed panels. There was also mention of winter weather care, such as does the snow need to be removed from the panels.

M. Tanner asked who owns and maintains the panels.

A. Petersen said Monolith Solar owns and maintains them.

J. Lippmann asked if the rooftops are leased.

A. Petersen replied yes, they are leased.

A discussion took place regarding the land owners giving permission to Monolith Solar to submit the application.

M. Carr asked counsel if the town needs to coordinate this application with the Town of Ballston since the property straddles the county line.

A discussion ensued regarding this question.

MOTION

In the matter of the use variance recommendation to the Zoning Board of Appeals for the Monolith Solar application located at 736 Saratoga Road, the Planning and Zoning Commission recommends the Zoning Board of Appeals approve the application with conditions.

Conditions for consideration are as follows:

1. The applicant needs to provide a visual rendering depicting a street view of the project.
2. The PZC also recommends that the Town Board adopt specific zoning to accommodate these types of applications.
3. The Zoning Board of Appeals should see ownership documentation with regard to ownership of the property.

4. The applicant needs to submit information from the Town of Ballston as to their stance on this project as the project straddles the county line and the application packet shows installation of solar panels in both the Town of Ballston and Town of Glenville.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 7 **Noes:** 0 **Absent:** 0

Motion Approved

With no further business the meeting was adjourned at 10:10PM

Submitted by:

Lynn Walkuski, Stenographer

Linda C. Neals, Town Clerk