

# PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

April 8, 2019

Present: M. Carr, Chairman, J. Gibney, N. Brower Dobiesz, P. Ragucci,  
M. Tanner, K. Semon

Also

Attending: M. Burns, Planner I, Arnie Briscoe, Code Enforcement Office,  
M. Cuevas, Town Attorney, L. Walkuski, Stenographer

Absent: J. Lippmann

Meeting called to order at 7:04 P.M.

**Motion** to approve the Agenda

**Moved by:** P. Ragucci

**Seconded by:** M. Tanner

**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

**Motion** to approve minutes from the March 11, 2019 meeting

**Moved by:** N. Brower Dobiesz

**Seconded by:** P. Ragucci

**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

The applicant is proposing to build a 7,207 sq. ft. commercial building on the vacant two parcels totaling 1.03+/- acres adjacent to Pizza Works on the south. Pizza Works would relocate from next door and occupy 4,877 sq. ft. of the new building, with the remaining 2,330 sq. ft. to be marketed for office or retail use. The property is located on the east side of Saratoga Road (NYS Route 50), approximately 700 feet north of Kingsbury Road. The site is zoned "Community Business."

Kurt Bedore, KB Engineering, was present.

K. Bedore updated the board on the outstanding items from the previous week's agenda meeting. They are almost done with the executed drainage agreement. George Brenner, the adjacent neighbor, is requesting access to the rear of his lot through the existing Pizza Works lot. The Pizza Works owners have agreed to his request. Dom DeCarlo, Schenectady County Dept. of Health, was on site 4/2/19 and verified the soil testing and issued the septic system permit.

M. Carr asked if anything has been received from Schenectady County Dept. of Transportation regarding the curb-cut.

K. Bedore responded DOT does not issue the permit until the time of construction to the contractor. He received an email today giving the applicant the "green light". There will be some minor technical reviews done in the right of way.

M. Carr inquired what is still outstanding.

K. Bedore said they are waiting on the final easement agreement. They received the DOH septic permit and the applicant got the "green light" on the curb cut. However, they are still waiting on the stormwater review. He spoke with Jim Gabriel, Prime Engineering, and Jim, in principle, has no issues with what is being proposed for drainage. K. Bedore and J. Gabriel will be walking the site later this week.

M. Burns indicated that conversations with Jim Gabriel have been ongoing and there will be a satisfactory conclusion.

K. Bedore indicated the plans are the same as presented at the last PZC meeting.

At this time the floor was opened for the continuation of the public hearing.

Burt Parker, 42 Pashley Road, replied he supported the project.

With no other comments from the floor, the public hearing was closed.

**MOTION**

In the matter of the final site plan review application by 718 K&E LLC for the proposed building of a 7,207 sq. ft. commercial building on the two vacant parcels totaling 1.03 +/- acres to the south of Pizza Works where Pizza Works would relocate from next door and occupy 4,877 sq. ft. of the new building, with the remaining 2,330 sq. ft. to be marketed for office or retail use, located at 718 and 720 Saratoga Road, the Planning and Zoning Commission 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 structures, 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 purposes.

Conditions of Approval:

1. Finalizing the stormwater review.
2. The easement with the adjacent property owner needs to be finalized by both parties, signed, and copies forwarded to the Town.
3. The DOT permit will be obtained for suitable access to Route 50.

M. Cuevas, stated the easements need to be in a form capable of being recorded with the deed and filed with the Schenectady County Clerk's Office to be recorded so they will be of record with the property in perpetuity.

**Motion**

**Moved by:** M. Carr

**Seconded by:** M. Tanner

**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

**Craig Serafini**  
**748 Rector Road**

**Site Plan Review**  
**(Preliminary)**  
**continued from March 2019**

This project calls for the establishment of a commercial membership rifle shooting range and a pistol range on a 47+/- acre property. The proposal also includes creation of a 20-space gravel parking lot, restroom trailer, and electronic controlled access gate. The existing single-family home on the property would remain, as would the existing cell tower. This proposal requires both site plan approval and a conditional use permit. The property is zoned "Rural Residential/Agricultural."

John Romeo, Insite Northeast, was present for the applicant.

M. Carr asked how many residents were here regarding the gun range. M. Carr stated they probably have as many questions as the Commission does regarding this proposal. However, since this is not a public hearing no questions will be entertained at tonight's meeting. He indicated the Commission has received letters from concerned residents that have been provided through the Planning Department and Pat Ragucci.

J. Romeo stated they are aware of the town designated engineer request (TDE) and they are waiting to hear from them. Several items have been updated on the plans, but the revised plans won't be submitted until they receive preliminary comments from the designated engineer. However, they did take into consideration some of the Commission's concerns. The berms have been extended to the fire line and leveled off to maintain a continuous height all the way across the backstop and the sides. The applicant is in contact with other shooting ranges both within the area and outside the area regarding the safety plan. The lead reclamation plan, based on EPA guidelines, recommends testing the soil for ph content and that is what they are planning once constructed.

M. Carr asked if the ph makes the soil more acidic or basic.

J. Romeo said he did not know. The ground soil, ground water (well and ponds) have been tested and they are waiting for the results. He discussed the build up of the berms where ideally the top fill material (granular sand) is deep enough to prevent any lead from piercing the waterproof barrier. With regard to sound abatement, the proposed berms are estimated to reduce 10-18 decibels and it varies depending on topography, vegetation, and type of material etc. Still under research are the inside walls (insulated) at the shooting point to help with sound abatement.

K. Semon asked about the materials for the overhang structures and how the rounds will be captured.

J. Romeo replied he would have to get back to the Commission on the material for the overhang structures.

M. Carr stated you don't want a round going through the roof, leaving the property and going off-site.

P. Ragucci asked if there have been any changes regarding the area of disturbance since last time.

J. Romeo said there haven't been any changes. They are still maintaining under an acre of disturbance.

M. Carr said the Commission is not moving on the application tonight. He then addressed the audience to explain that a town designated engineer, with experience in gun ranges, will be looking at this proposal to make sure that construction will meet all the applicable safety, sound standards, etc. The cost of hiring the engineer will be the applicant's expense. The town wants to make sure that if the proposal comes to fruition that it is done properly and if the zoning allows for this type of project then the applicant will be allowed to continue with the project.

M. Carr asked M. Burns if the Town had heard back from the engineer.

M. Burns replied that we should be hearing back from Prime Engineering sometime tomorrow (4/9/19).

J. Romeo asked if copies of the resident's concerns could be supplied to him.

M. Carr responded copies of the letters received can be provided. He stated the neighbors' concerns need to be addressed. M. Carr addressed the audience and asked if there are any questions/comments to have them sent via email or letter to the Planning Department and they will be forwarded to the Commission and applicant.

M. Carr stated for the record this application is tabled pending review by the town designated engineer.

J. Gibney noted that since we haven't heard how long it will take for the project's review by the engineer, the Commission will need time to review the report.

**BelGioioso Cheese, Inc.  
Off the northeast corner of the 1st Street and B Street  
intersection – Glenville Business & Technology Park**

**Minor Subdivision  
(Preliminary)**

BelGioioso Cheese is proposing to purchase a total of 1.83+/- acres from the Schenectady County Industrial Development Agency. The additional acreage is immediately contiguous to the 40.24 +/- acres where BelGioioso Cheese, Inc. will construct a new 96,000+/- square foot cheese production plant. The purpose of this subdivision is to add acreage to install a supplemental water supply for non-contact cooling water. The property is zoned “Research/Development/Technology.”

M. Carr stated this application was withdrawn by the applicant via email notification to the Planning Department on Friday, 4/5/19.

**The Curiosity Center (Modern Dance w/ Ginny Martin &  
Dana Yager, LLC)  
24 Pashley Road**

**Site Plan Review (Preliminary  
and Final Combined) -  
Public Hearing**

This application will establish a school of modern dance within the existing 3,266 sq. ft. structure formerly occupied by the Glenville Grange. This land use is classified as a not-for profit recreation facility. No expansion of the existing structure or parking lot is proposed. On-site wastewater facilities will be replaced. The property is zoned “Suburban Residential.”

Kurt Bedore, KB Engineering, was present along with Dana Yager, the applicant.

K. Bedore indicated the previously submitted plans stand as is. Since the agenda meeting the owner received notification that the not-for-profit status was filed and an assessment was filed with the town for the septic system. The septic system is functional, but will need replacement. An assessment on ADA compliance was done and in order to be compliant the parking lot needs to be striped along with the handicap accessible parking spaces near the front entrance and walkway and signage for these parking spots. As for the building the main entrance is at grade, so there is no need for a railing or ramp, and adjustments were made to the toilet stalls to meet compliance.

M. Carr asked if the use variance is needed.

M. Cuevas replied the zoning permits not-for-profit recreational use.

M. Carr asked if K. Bedore has any idea how soon the septic system may fail.

K. Bedore replied it’s functional and tested it by running the faucets for 15 minutes.

A. Briscoe commented that as long as the system is functional it does not need to be replaced until it goes into failure.

J. Gibney asked if a 15-minute test was satisfactory.

A. Briscoe said it was.

A discussion took place regarding the septic system, maintenance, leech fields and concerns that the system would fail resulting in neighborhood complaints.

K. Semon asked if the handicapped parking spaces will be striped.

K. Bedore stated they will be striped and signed.

#### MOTION

In the matter of the site plan application by The Curiosity Center (Modern Dance w/Ginny Martin and Dana Yager, LLC) for the establishment of a school of modern dance within the existing 3,266 sq. ft. structure formerly occupied by the Glenville Grange located at 24 Pashley 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:** K. Semon

**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

#### MOTION

In the matter of the preliminary site plan review application by The Curiosity Center (Modern Dance w/Ginny Martin and Dana Yager, LLC) for the establishment of a school of modern dance located at 24 Pashley Road, the Planning and Zoning Commission hereby approves the application.

The Commission hereby schedules a public hearing for April 8, 2019 to consider the final site plan review application for this particular project. In order for the Commission to schedule a public hearing for April 8, 2019, 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:** M. Tanner

**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

At this time Chairman Carr opened the public hearing.

Gwen Fronk, 59 Pashley Road, stated she has lived here for over 35 years. *“The dance studio has been wonderful and I never have seen an issue at the property. It is always kept clean and there doesn’t seem to be an issue with traffic. The kids look like they’re having fun, and it’s a great place for the kids to go after school. If this is a thing for kids, let’s have it.”*

Burt Parker, 42 Pashley Road, spoke on behalf of himself, his sister and brother-in-law, Wendy and Greg Cook, 23 Pashley Road. *"We are 100% behind it. There never has been an issue with traffic or noise. It's good for the kids to have something to do other than sit at home on the computer."*

Nancy Yattis, said *"We have been involved with the dance studio for over a decade. It's positive role modeling. There has never been an issue and the grounds are always kept up. I highly support it."*

Stephanie Jones, 76 Pashley Road, a dancer with the studio. *"I've been here almost 18 years; my family has lived here for 23 years. I have danced at the studio for almost 9 years, and I want to come back from college next year to make sure it's still there for the little kids."*

Stephanie Evans, representing the Evans Family. *"We have had dancers at the Ginny Martin and now the Ginny Martin and Dana Yager Modern Dance for 20 years. My kids range in age from 24 to 16. All of my four children have taken at least one dance class and my daughter has danced there for 15 years. We just see a tremendous benefit from the dance instruction, the role modeling, and in my daughter's confidence, poise, athleticism, artistry, and we are just eternally thankful for this dance studio. I am also a dancer."*

Tina Lee spoke next. *"My two daughters have also gone to the school run by Ginny Martin and now Dana Yager. My oldest daughter is 21 and attends the University of Maryland and she is a double major in dance and information science. I definitely give Dana so much credit in the support she provided my daughter. My daughter actually quit dance for three years, because she had reached a point where she was very unhappy, but she returned to dance with this total conviction and Dana was there to support all my daughter's efforts. Dana helped her choreograph for auditions and helped rehearse with her. She just went beyond what she was providing in the classroom. Now my daughter has done amazing things in the dance world that my husband and I never thought she could experience. I also enjoy the adult class. We support Dana 100% and think she's a total asset to the community."*

Meg Moffit – *"My daughter also dances. It has been a wonderful outlet for her. There are only benefits for her, I see no negatives. I just wanted to let you know that."*

June McQueen – *"My daughter also dances and I concur with everything that all the other parents have said. At the final dance recital every year people get up and have a few moments to say where they're from etc. and I am always stunned by the answers. We pull not just from the Glenville, Scotia, and Burnt Hills areas, but from all the surrounding areas. I'm amazed at how many girls go on to college with dance as part of their double major. It has really impacted more than just the community here in this room."*

Barry Fronk, 59 Pashley Road, *"I have lived there for 73 years. The traffic is not a problem, the building is always taken care of."*

Amanda Ryder – *"We all talk about the community, but what I see in this group of dancers are men and women who are going to go out and make a difference. These kids are being instilled with values from Dana and that is community."*



Rebecca Varno – *“My daughter has danced with Dana for 5 years. What you see here are a bunch of strong moms and dads and we are here to support a woman owned business.”*

Katelyn Addis – *“I have danced for 14 years and both my sisters dance as well. It has only been a positive experience.”*

Name inaudible – *“My three daughters dance with Dana. My kids have developed confidence, creativity, and are sure of themselves because of Dana. I just think our community is a better place because of Dana and the dance studio.”*

Shelia Torentello – *“I hear all these students and parents talking about how we are rearing confident, strong children that will go out into the world. They are our future. Not only are they becoming confident children you are providing them a safe place to be themselves. You are allowing them to show their feelings/emotions. You are allowing them to express their confidence in a day and time when there is so much mental illness in the adolescence community. For Dana to have a safe place for children to go to and to move their bodies and not be involved in social media it’s a gift. Anyone who thinks that this is a silly little business is just fooling themselves. Dana has created a safe world for our daughters and some sons to go to.”*

Abigail Evans – *“I have been dancing with Dana for 15 years and I have been a helper in younger classes for 6 years. With all the amazing things that I have gotten from my classes, it has been an incredible experience to share my experiences with the little girls that will grow up to be the helper that I became.”*

Deanna Losier – *“I have recently started dance. It’s a wonderful opportunity for children to be poised and be able to show their personality in a safe environment.”*

With no more comments from the floor the public hearing was closed.

K. Semon asked if the pipe in the right of way has been addressed.

K. Bedore replied that it was discussed at the agenda meeting, he thought it was a Town easement, as indicated on the plans, but it’s a County road. He looked at the tail end of the pipe in the woods, it’s about 100 years old, it’s functioning, it’s not backing up and doesn’t think it should be the applicant’s burden.

M. Burns said we will confirm the ownership by checking with the Schenectady County Engineering and Highway. In all likelihood it is owned by the county and not the town.

## MOTION

In the matter of the final site plan review application by The Curiosity Center (Modern Dance w/Ginny Martin and Dana Yager, LLC) for the establishment of a school of modern dance located at 24 Pashley Road, the Planning and Zoning Commission 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 structures, 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 purposes.

Conditions of Approval:

1. The applicant needs to be aware that the septic is functioning now, but may need repairs or replacement when it fails.
2. Determination to be made that the clay tile drainage piping is owned by Schenectady County.

**Motion****Moved by:** M. Carr**Seconded by:** K. Semon**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

**Mohawk Honda Site Plan Modification w/Lot-line Adjustment  
(Monarch Design Group, LLC & Jag 1, LLC)  
175 Freemans Bridge Road****Conceptual Site Plan**

This conceptual site plan involves the combination of 1.78+/- acres, formerly site of First Niagara bank, with the existing Mohawk Honda auto dealership. The existing bank building will be demolished. In its place will be a 10,170 sq. ft. detail bay building, containing nine (9) detail lift bays, two (2) wet, service fit up bays, and one (1) photo bay. A second 2,880 sq. ft. structure will house a two (2) bay drive-thru car wash. Ancillary features include landscaping, parking areas, and stormwater management practices. Once the two parcels have been combined, the two new land uses are considered accessory to the principal auto dealership land use. Both properties are within a "General Business" zoning district.

No one was present for this application.

**Motion to move to the next agenda item.****Moved by:** M. Carr**Seconded by:** P. Ragucci**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

**Highbridge Development Airport SP, LLC  
21 Airport Road****Conceptual Site Plan**

This conceptual site plan involves construction of a 47,600 sq. ft. office and manufacturing facility with ancillary parking, landscaping and stormwater management practices on approximately 6.7+/- acres of decommissioned airport property. A second phase will include an approximately 40,000 sq. ft. addition to the original building. For this proposal to proceed, the property must first be rezoned from "Airport" to "Research/Development/Technology." Following the zoning map amendment, a Minor Subdivision is required along with Site Plan Review and approval.

Jamie Easton, MJ Engineering, and Dick Schlansker, Highbridge Development, were present.

J. Easton stated the proposed plan is to build a manufacturing facility and office space. Highbridge Development is buying a parcel totaling 11.4 acres from Schenectady County. The facility will have one loading dock, one 24' high access door for small delivery vehicles in and out. The parking field in front is double the size that it should be. The cul-de-sac is there for several holding tanks needed to hold

chemicals that are used in the manufacturing process. The front of the building will face the road, with storm water to be located on the front or side.

M. Carr inquired asked about the chemicals; what type, where, how much, etc.

J. Easton said they are stored in external tanks.

At this time, D. Schlansker approached the bench and provided information to Chairman Carr. He stated the outside storage tanks will be 24 in number, 6 racks of 4, all sitting on concrete pads sized appropriately and will be fenced in with chain link fencing with locks.

M. Carr asked if these are compressed gases or is there a liquid component to them.

D. Schlansker said there is a liquid component. The argon and nitrogen will be left outside and piped into the facility while the oxygen tanks will be brought into individual areas of the manufacturing floor as needed.

K. Semon asked how are these tanks filled

D. Schlansker said they are filled by a vehicle. They receive two deliveries a week.

M. Carr asked if there are any specifications for these tanks for storage outside.

N. Brower Dobiesz asked if the quantity being stored will require a risk management plan.

D. Schlansker replied he did not know about the risk management plan. The argon holds 700 gallons; and the nitrogen holds 11,000 gallons, but he doesn't know how much the oxygen holds.

A. Briscoe said there are specifications and they should be looked into.

M. Carr also said consultation needs to take place with the Thomas Corners Fire Department and the Air National Guard.

M. Carr inquired what is the proposed manufacturing at this site.

D. Schlansker said the company manufactures a specialty wire product used in medical equipment.

K. Semon asked if the finished product will be stored in the building.

M. Carr inquired if the product will be shipped out of the facility and how will that be done.

D. Schlansker said the product will be stored at the facility and shipping of the product will occur by trucks. He approached the bench and provided paperwork regarding deliveries, employee shifts, etc.

M. Carr asked if any other chemicals, gases, solvents or petroleum products will be stored at the site.

D. Schlansker again delivered paperwork to Chairman Carr.

M. Carr stated the company is a hazardous waste generator and asked what level of generation will the company be producing. It is something the Commission will want to know.

N. Brower Dobiesz asked if there was any other outdoor storage proposed besides the tanks. Also, is there any landscaping proposed.

J. Easton said no other storage is involved. Yes, there is landscaping proposed.

M. Carr asked if there is any idea of when the County is planning on closing off Airport Road.

D. Schlansker replied it is currently under design right now and money has been allocated. It's to be completed before the construction of this project in 2019.

M. Carr said Route 50 will be closed off from Airport Road. Traffic will have to go to either signalized intersection.

M. Carr asked if there are any air discharges, or is there any need for Title 5 permits. Are there any air treatments before discharge?

D. Schlansker again approached the bench with paperwork for Chairman Carr. He didn't think air treatments were needed but would check into it.

M. Carr said his concerns were environmental, i.e. the storage of the gases, the traffic, the ability of the fire department to respond to an emergency associated with toxic gases, is there an evacuation plan, community right to know, reporting thresholds to DEC, fire departments, EPA, etc.

P. Ragucci asked if there was any retail space with this project.

J. Easton said there is office space, but not retail.

A recap of the items the Commission will be looking at for preliminary site plan review took place.

M. Burns asked about this project being reviewed by a town designated engineer.

A discussion took place about the soil on the site. The project will be using the current sewer/water service. Fire hydrants were also discussed.

**Highbridge Development Airport SP, LLC  
21 Airport Road**

**Change of Zoning - Map Amendment**

This Zoning Map amendment involves a portion of a 9.1+/- acre parcel that has split zoning. Presently, the western 2.4+/- acres of the subject parcel (SBL: 22.1-10-7.11) is zoned "Research / Development /Technology." The remaining 6.7+/- acres is zoned "Airport." The zoning map amendment would

incorporate the entire parcel into one zoning district. The requested zoning change will allow future development of the property as a manufacturing facility, subject to Subdivision and Site Plan Review and approval.

J. Easton, MJ Engineering, and Dick Schlansker, Highbridge Development, were present.

A discussion took place about SEQRA lead agency and who will be lead agency.

#### **MOTION**

In the matter of the zoning map amendment by Highbridge Development Airport SP, LLC for the development of the property as a manufacturing facility, subject to Subdivision and Site Plan Review to be located at 21 Airport Road, the PZC finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission recommends that the Town Board, as SEQRA lead agency, issue a negative declaration.

#### **Motion**

**Moved by:** M. Carr

**Seconded by:** K. Semon

**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

#### **MOTION**

In the matter of the zoning map amendment application by Highbridge Development Airport SP, LLC for the development of the property as a manufacturing facility, subject to Subdivision and Site Plan Review to be located at 21 Airport Road, the Planning and Zoning Commission recommends that the Town Board approve the application.

#### **Motion**

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

With no further business the meeting was adjourned at 8:25 P.M.

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Lynn Walkuski  
Stenographer

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Linda Neals  
Town Clerk