

PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

June 10, 2019

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

Also

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

Absent:

Meeting called to order at 7:03 P.M.

Motion to approve the Agenda

Moved by: K. Semon

Seconded by: J. Gibney

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

Motion Approved

Motion to approve minutes from the May 13, 2019 meeting

Moved by: N. Brower Dobiesz

Seconded by: P. Ragucci

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

Motion Approved

**Mohawk Hudson Land Conservancy &
Robert C. Bintz, JR.
Touareuna Road**

Concept Review - Two (2) lot Subdivision

Landowner, Robert C. Bintz, Jr. and the Mohawk Hudson Land Conservancy (MHLC) have proposed an open space subdivision of the 67.4 +/- acre Bintz property located on the east side of Touareuna Road. The existing parcel contains farm fields, scrub/brush land, a small pond with wetland, and forested land. The proposed 5.0 +/- acre lot is located on the far eastern portion of the property, immediately adjacent to Wolf Hollow. It contains forested uplands and steep slopes and is unsuitable for development. This new 5.0 +/- acre parcel will be conveyed to MHLC and will be preserved in perpetuity as open space. Glenville's Open Space and Comprehensive Plans both acknowledge the ecological, geological and open space values associated with Wolf Hollow. A majority of this property is within the Rural, Residential Agricultural zoning district but the proposed lot is predominately zoned Land Conservation.

Mark King, Mohawk Hudson Land Conservancy, was present.

M. King stated they are looking to subdivide approximately 5 to 7 acres from the Bintz property with frontage on Wolf Hollow Road. The property is currently protected with a conservation easement but the Conservancy would like to own the resource protection area, the most sensitive area of the property. Mr. Bintz is interested in selling this portion of his property.

M. Carr asked what exactly is the size of the lot being purchased.

M. King responded a more accurate acreage will be defined by a survey. They used GIS and determined it is between 5 to 7 acres.

M. Carr asked what factors make this portion of the property special.

M. King replied there are rare plants and interesting geology. The Wolf Hollow area is recognized in the town's Comprehensive Plan and the NYS Open Space Plan as a unique cultural and geographical area.

M. Carr said no one on the Commission has any issues with this concept. He asked Mike Burns what the next steps would be.

M. Burns responded a detailed survey and the deed and other pertinent information will need to be submitted.

M. King said the survey will probably take 6 weeks to two months, but they can start right away.

K. Semon asked if acquired lots are maintained independently or merged with other lots in the organization?

M. King said the parcel would just become part of the land holdings of the organization. This parcel will not be opened to the public, it's steep and inaccessible. This purchase is really for pure environmental protection.

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

**Minor Subdivision
(Final & Public Hearing)**

This subdivision application involves the purchase of approximately 6.7+/- acres of decommissioned airport property from Schenectady County along Airport Road. The purpose of this subdivision is to construct an 87,000 sq. ft. manufacturing facility with offices. The property is zoned "Research / Development / Technology".

Dick Schlansker, Highbridge Development, was present.

M. Carr asked if there was anything new since the last meeting i.e. lead/asbestos reports, communication with local emergency responders, change in color scheme, etc.

D. Schlansker said since the last meeting the following has taken place:

- Resubmission of site plan
- Submission of stormwater report in response to the town's designated engineer's comments
- Submission of the final demolition asbestos survey as per the Commission's request
- D. Schlansker and A. Briscoe met with Tom Green, Thomas Corners Fire Chief, and reviewed the project, construction activities, gases to be stored on site, hazardous materials temporarily stored through the manufacturing process, building heights, type of building construction, fire apparatus access, location of fire hydrants. At this time D. Schlansker presented 5 copies of a signed letter from Fire Chief Green indicating he is in favor of the project.

D. Schlansker also wanted to note the following:

- Schenectady County has completed the terminating Airport Road project.
- M. Cuevas has received the final paperwork for the water and sewer and believes by next month it should be turned over to the Town of Glenville.

MOTION

In the matter of the minor subdivision by Highbridge Development Airport SP, LLC for the purchase of approximately 6.7 acres of decommissioned airport property from Schenectady County for the construction of a manufacturing facility with offices, 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: 6 **Noes:** 0 **Absent:** 0 **Abstention:** 1 Potential conflict of interest: Applicant represented by member's engineering firm.

Motion Approved

At this time Chairman 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 by Highbridge Development Airport SP, LLC located at 21 Airport Road, the Planning and Zoning Commission 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: 6 **Noes:** 0 **Absent:** 0 **Abstention:** 1 Potential conflict of interest: Applicant represented by member's engineering firm.

Motion Approved

Highbridge Development Airport SP, LLC
21 Airport Road

Site Plan Review
(Final & Public Hearing)

The Site Plan application involves construction of a 47,600 sq. ft. manufacturing facility with offices, 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. The property is zoned "Research/Development/Technology".

MOTION

In the matter of the site plan review application by Highbridge Development Airport SP, LLC for the construction of at 47,600 sq. ft. manufacturing facility with offices located at 21 Airport 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:** 0 **Abstention:** 1 Potential conflict of interest: Applicant represented by member's engineering firm.

Motion Approved

At this time Chairman 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 Highbridge Development Airport SP, LLC for the construction of a 47,600 sq. ft. manufacturing facility with offices located at 21 Airport Road, the Planning and Zoning Commission hereby 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.

Motion

Moved by: M. Carr

Seconded by: M. Tanner

Ayes: 6 **Noes:** 0 **Absent:** 0 **Abstention:** 1 Potential conflict of interest: Applicant represented by member's engineering firm

Motion Approved

**Mohawk Honda Site Plan Modification
(Monarch Design Group, LLC & JAG 1, LLC)
175 Freemans Bridge Road**

**Site Plan Review
(Preliminary) &
Conditional Use Permit
Recommendation**

This Site Plan application involves the demolition of the former First Niagara bank building and construction of a 11,295 sq. ft. auto detail building, containing nine (9) detail bays, two (2) wet service fit-up bays, one (1) photo bay and one drive-thru car-wash bay. Ancillary features include landscaping, parking, and stormwater management practices. The new facilities are considered accessory to the principal auto dealership land use. The property is zoned "General Business."

Ed Esposito, Monarch Design Group, LLC, was present. He indicated that they are looking for a recommendation for a conditional use permit and preliminary approval on the site plan.

He noted the following items from the most recent site plan submission:

- Elimination of the separate car wash building and consolidation of Mohawk Honda's services into one building to include one jetted drive thru cash wash, which helps to eliminate the exit traffic onto Ballston Avenue
- Closure of the FBR entrance to eliminate cut through traffic
- A significant portion of the new plan is to notch the new building into the existing grassy slope
- The owners would like to keep the current landscaping and want to transplant before final approval is obtained. It is intended for additional landscaping to be added to the project site.
- The material on the new building shows vertical masonry interruptions on the rear elevation. (At this time E. Esposito discussed the renderings that were included in the Commission's packets).
- Effaces and stone fronts were added according to town design guidelines.
- Punch windows and hook lights have been added to all sides of the elevations.
- Discussions have taken place with the neighbors as of last week (6/3/19).
- Determination of the final easement needs to take place.

M. Carr asked how many new car wash bays will there be and will the existing car wash remain operational.

E. Esposito replied there will be only one new bay and the existing one will remain operational for now.

M. Carr asked if there is texture to the façade's vertical breaks and how far out is it from the face of the building.

E. Esposito said it is an architectural fractured face block.

M. Tanner asked if there is a final agreement regarding the easement with Oliver's Café.

E. Esposito answered the easement's language needs to be reworded to include Mohawk Honda and remove reference to First National Bank. It is under review. Their intentions are to have the easement reviewed, refiled and become a permanent part of the plan.

K. Semon mentioned that dealership's customers have been known to park in the middle of the access drive. During Oliver's Café operational hours, Mohawk Honda should do their best to prevent that from happening.

J. Lippman asked about the sidewalks.

E. Esposito replied there will be complete street sidewalks over the entire property.

A discussion took place regarding the grasscrete area not being needed on Oliver's Café property.

J. Lippmann indicated that whatever the triangular piece of property in question is being restored to should be to the benefit of the Oliver's Café owner.

MOTION

In the matter of the site plan application involving the demolition of the former First Niagara bank building and construction of a 11,295 sq. ft. auto detail building, containing nine (9) detail bays, two (2) wet service fit-up bays, one (1) photo bay and one drive-thru car-wash bay by Mohawk Honda at 175 Freemans Bridge 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: P. Ragucci

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

Motion Approved

MOTION

In the matter of the preliminary site plan review application by Mohawk Honda for the demolition of the former First Niagara bank building and construction of a 11,295 sq. ft. auto detail building, containing nine (9) detail bays, two (2) wet service fit-up bays, one (1) photo bay and one drive-thru car-wash bay, located at 175 Freemans Bridge Road, the Planning and Zoning Commission hereby conditionally approves the application.

Conditions of preliminary approval are as follows:

1. The easement language needs to be worked out and reviewed by the town's attorney.

The Commission hereby schedules a public hearing for July 8, 2019 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for July 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: 7 **Noes:** 0 **Absent:** 0

Motion Approved

MOTION

In the matter of the conditional use permit application by Mohawk Honda to establish a 11,295 sq. ft. auto detail building, containing nine (9) detail bays, two (2) wet service fit-up bays, one (1) photo bay and one drive-thru car-wash bay, located at 175 Freemans Bridge Road, the Planning and Zoning Commission recommends that the Zoning Board of Appeals approve the application with conditions.

The Commission's findings in support of our recommendation are as follows:

1. The establishment/operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare of the community.
2. The conditional use will not compromise the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values within the neighborhood.
3. The conditional use will not hinder the normal and orderly development and improvement of surrounding properties.
4. The proposal does provide adequate utilities, access roads, drainage, and other necessary facilities to serve the conditional use.
5. The proposal does provide adequate measures for ingress and egress to the site, in such a manner as to minimize traffic congestion in the public streets.
6. The conditional use does, in all other respects, conform to the applicable rules, regulations, and ordinances of the Town, as well as the Town of Glenville Comprehensive Plan.

Recommended conditions of approval:

1. The easement language is worked out and reviewed by the town's attorney.

Motion

Moved by: M. Carr

Seconded by: K. Semon

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

Motion Approved

With no further business the meeting was adjourned at 7:40 P.M.

Lynn Walkuski
Stenographer

Linda Neals
Town Clerk