

PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

February 8, 2021

Present: M. Carr, Chairman, P. Ragucci, K. Semon

Also

Attending: A. Briscoe, Code Enforcement Officer, L. Walkuski, Stenographer

Attending

via webinar: N. Brower Dobiesz, M. Tanner, M. Burns – Planner I, M. Cherubino – Dir. of
Community Development, C. Heinel – Town Attorney

Absent: J. Gibney, J. Lippmann

Meeting called to order at 7:20PM

It was noted there was not a January 2021 PZC meeting therefore the December 2020 minutes are being approved tonight.

Motion to approve the Agenda

Moved by: K. Semon

Seconded by: P. Ragucci

Ayes: 5 **Noes:** 0 **Absent:** 2

Motion Approved

Motion to approve minutes from the December 14, 2020 meeting

Moved by: K. Semon

Seconded by: N. Brower Dobiesz

Ayes: 5 **Noes:** 0 **Absent:** 2

Motion Approved

**C2 Design
53 Freemans Bridge Road**

**Site Plan Review
Preliminary, Recommendation to
ZBA for area variance**

Site Plan approval is requested for exterior renovations to the existing +/- 10,000 sq. ft. building which housed the former Checkerhill Farms and Pet Lodge of Glenville. While no specific tenants are identified at this time, the applicant will re-align the front parking lot, install new landscaping, renovate the building's façade and renovate the interior for potential retail and/or office space(s). An area variance will be required for the proposed perpendicular parking spaces along Sarnowski Drive, in the area of the current dog runs from the former use. The parcel is .65 acres and is located in the Freemans Bridge Road Corridor District and Freemans Bridge Road Complete Streets Feasibility Study area.

M. Roman, C2 Design, was present via webinar.

M. Carr asked if the applicant had received comments from the agenda meeting.

M. Burns replied that he had spoken with M. Roman about the parking along Sarnowski Drive, the fencing along Himmelwright's property, and the multi-use path is shown on the plan.

M. Carr stated the comments from the agenda meeting were as follows:

- Parking along Sarnowski Drive
- Increase in greenspace from 13% to 22%, although improving it is still deficient
- Fencing along Himmelwright property
- Multi-use path
- Location of sign – may require a variance

M. Roman addressed the following changes based on comments he received:

Parking: Updated site plans show 5 parallel parking spaces along the building parallel to Sarnowski Drive. The square footage that was originally allocated for storage is being removed therefore allowing for properly sized parking spaces. There are currently 19 parking spaces located along Freemans Bridge Road, and with the 5 parallel spaces, this number of spaces meets the applicant's criteria at this time. With these changes to the parking, the applicant will not have to apply for variances as the parking spaces will be located on the property.

Greenspace: They have increased the greenspace with parking berms, but are still not able to get the required greenspace.

Fencing: That issue has already been addressed with the adjacent property owner who has applied to install a fence.

Multi-use path: The future path (10-foot width) has been included on the plans which is about 4 feet off the curb of Freemans Bridge Road. The path basically rides the property line which does not conflict with the parking.

Signage: The sign was shifted to allow for better visibility. The sign will be set 15 feet from the property line and located on the property. No variance will be need for the location of the sign.

M. Carr asked if the applicant will need any parking variances.

M. Burns responded an issue remains where the parking spaces are still located in the front yard. The previous business received an area variance from the Zoning Board of Appeals for dog-runs located in the front yard, and those runs have been taken down, but he understands that the applicant will still need to apply for an area variance allowing for the parking spaces to be located in the front yard.

C. Heinel, Town Attorney, agreed with the interpretation that an area variance will be required for the parking spaces.

M. Burns said the PZC will need to recommend to the ZBA approval of the area variance for the parallel parking spaces.

K. Semon asked if the parking along Sarnowski is considered a front yard because the property is a corner lot.

M. Burns replied that is correct.

MOTION

In the matter of the preliminary site plan review application by C2 Design for the exterior renovations to the existing 10,000 sq. ft. building which housed the former Checkerhill Farms and Pet Lodge of Glenville, located at 53 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: K. Semon

Ayes: 5 **Noes:** 0 **Absent:** 2

Motion Approved

MOTION

In the matter of the preliminary site plan review application by C2 Design for the exterior renovations to the existing 10,000 sq. ft. building which housed the former Checkerhill Farms and Pet Lodge of Glenville, located at 53 Freemans Bridge Road, the Planning and Zoning Commission hereby conditionally approves the application.

Conditions of preliminary approval are as follows:

1. The applicant is to obtain the variance, from the Zoning Board of Appeals, for the parallel parking spaces that will be located in the front yard, as the building faces Sarnowski Drive.

2. It is noted that the greenspace is increasing.
3. The multi-use path has been included in the site plan.
4. The sign will be located on the applicant's property and not in the right-of-way and will follow all applicable regulations/ordinances for signage within the Freemans Bridge Road Corridor District so not to require any variances.

The Commission hereby schedules a public hearing for 3/8/2021 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for 3/8/2021, 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: K. Semon

Ayes: 5 **Noes:** 0 **Absent:** 2

Motion Approved

MOTION

In the matter of the recommendation to the Zoning Board of Appeals, for an area variance regarding the parallel parking proposed along Sarnowski Drive by C2 Design, located at 53 Freemans Bridge Road, the Planning and Zoning Commission recommends the ZBA approve that variance as a precedent was set with granting a variance to the previous business which allowed more intense uses in the front yard than what is currently proposed with the parallel parking.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 5 **Noes:** 0 **Absent:** 2

Motion Approved

**MAG Land Development
231 Saratoga Road**

**Concept Review
Recommendations to ZBA
for area variances**

This application is for the establishment of a 2,300 sq. ft Chipotle's restaurant with a drive-thru at the site which previously housed Dr. Ferraro's dental practice. The Glenville Town Board will be holding a public hearing on February 3, 2021 to change the current zoning from Professional Residential to General Business in order to allow the construction of the restaurant. The parcel is also located within the Town Center Overlay District. Several area variances have been requested including; parking space dimensions, parking area drive aisle width, front and side parking setbacks and front drive aisle.

A. Yovine, MAG Land Development, was present via webinar.

A. Yovine stated they submitted revised plans today. The entrance was moved closer to the drive-thru lane, so the current plan would allow traffic to come in and go straight to the drive-thru or park. This

change will allow for easier turn movements for anyone coming to the site (patrons, emergency vehicles, dumpster pick-up, and deliveries). It also reduces drive aisles widths, helping reduce the amount of pavement, which was a concern at last week's agenda meeting. The applicant will still be requesting a variance because of the angle of the drive aisle. The right-hand only exit is still in the same location, but they have reduced the width of the one-way drive aisle. One front parking space has been relocated to the drive-thru area allowing for more green space in the front. A meeting was held with the client to discuss the architecture of the building and some changes have been made to make the building more interesting.

M. Carr asked if the bump-out is at the entrance or at the drive-thru.

A. Yovine said the bump-out is at the entrance to break up the white a bit and there is some color interest and a canopy has also been added at the drive-thru.

N. Brower Dobiesz asked what are the materials.

A. Yovine did not have the materials listed, but said that information could be provided.

M. Carr stated that although it is an improvement over what was originally presented he would like to see something more, possibly some exterior lighting, to reduce the sterile look of the building.

A discussion took place regarding the variances that will be needed. Although there are six that will be required, they have been reduced from the original submission.

M. Carr inquired about the bollards and/or equivalent for the outdoor eating area and will it be vehicle rated.

A. Yovine replied there will be a vehicle rated fence between the patio and the drive aisle.

M. Carr asked about the property fencing and will it be the same as Wellnow.

A. Yovine stated it will be the same, an 8-foot vinyl fence.

K. Semon asked about the schedule for supply deliveries and/or dumpster pick-ups.

A. Yovine said she currently does not have a schedule, but would get the information.

P. Ragucci asked if there a lot of free-standing Chipotle locations.

M. Giorgio, the applicant, stated he did not have the numbers on free-standing locations however, this new model with the drive-thru lane is basically done due to COVID safety concerns. It's not your typical drive-thru. The customer orders their food on their app and then just drives up to pick up the food. There is no ordering at the drive-thru.

N. Brower Dobiesz said she would like to see the materials/finishes and more natural colors similar to the Wellnow building.

MOTION

In the matter of the MAG Land Development application for a Chipotle restaurant with a drive-thru, located at 231 Saratoga Road, the Planning and Zoning Commission recommends the ZBA consider the following items regarding the granting of variances:

1. Attention to the building's exterior. The PZC believes the building looks too sterile and although attempts have been made to improve the look, we believe the applicant needs to pay more attention to colors and breaking up the boxy look of the building to be more cohesive with its location within Town Center.
2. The applicant has made an attempt to decrease the severity of the variances that will be needed for parking and drive aisles by narrowing the lane and making interior turning radii more user friendly.
3. The applicant has agreed to install safety bollards or fencing to protect patrons eating outside on the patio.
4. The applicant has made an attempt making it more difficult, for those traveling north on Route 50 to make a left hand turn into the site at the southern right-hand only exit.

Motion

Moved by: M. Carr

Seconded by: N. Brower Dobiesz

Ayes: 5 **Noes:** 0 **Absent:** 2

Motion Approved

With no further business the meeting was adjourned at 7:57 P.M.

Lynn Walkuski
Stenographer

Linda Neals
Town Clerk