

# PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

September 11, 2023

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

Also

Attending: A. Tozzi, Dir. of Planning, C. Pierson, Town Attorney, L. Walkuski, Stenographer

Absent: V. Soldani

Meeting called to order at 7:00 PM

**Motion** to approve the agenda.

**Moved by:** K. Semon

**Seconded by:** J. Lippmann

**Ayes:** 6 – Carr, Brower Dobiesz, Lippmann, McPherson, Ragucci, Semon

**Noes:** 0

**Absent:** 1 - Soldani

**Motion Approved**

**Motion** to approve minutes from the August 14, 2023 meeting.

**Moved by:** N. Brower Dobiesz

**Seconded by:** J. McPherson

**Ayes:** 5 - Carr, Brower Dobiesz, Lippmann, McPherson, Ragucci

**Noes:** 0

**Absent:** 1 – Soldani

**Abstention:** 1 – Semon

**Motion Approved**

M. Carr recused himself from the review of both Galesi projects as his company is doing work with the Galesi Group.

**Thomas Owens / Galesi Group**  
**300 BelGioioso Blvd.**

## **Final Subdivision Review**

This application is for a subdivision of the BelGioioso parcel creating a new 5.04-acre parcel. Currently, there is an existing warehouse (#404) that will be demolished to allow for the construction of a new 114,000 sq. ft. warehouse to be located on the newly created parcel. Several area variances will need to be obtained for setbacks and lot coverage. The parcel is zoned Research/Development/Technology.

Dan Hershberg, Hershberg & Hershberg, and David Ahl, Galesi Group, were present.

D. Hershberg gave a quick overview of the project and noted they did receive the area variances from the Zoning Board of Appeals. They will not have to take advantage of the side setback variances but will be using the lot coverage variance as they exceed the maximum 30% lot coverage allowance. The plan has not changed since they initially presented this application.

P. Ragucci asked if there was any update on the Restore NY program.

D. Ahl replied the county is helping them out with the application process. He believes this is a major component of trying to get it to the point where they can feel comfortable putting in the final application. Once this is approved, the final application goes in. The money is already earmarked, so at this point he thinks it is just finalizing the process.

## **MOTION**

In the matter of the final minor subdivision application by Thomas Owens/Galesi Group for a two-lot subdivision located at 300 BelGioioso Blvd, 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: P. Ragucci**

**Seconded by: N. Brower Dobiesz**

**Ayes: 5 – Brower Dobiesz, Lippmann, McPherson, Ragucci, Semon**

**Noes: 0**

**Absent: 2 – Carr, Soldani**

**Motion Approved**

**Thomas Owens / Galesi Group  
405-406 Amsterdam Road**

**Final Subdivision Review**

This application is for a subdivision of lands owned by Scotia Industrial Park to create a new 5.04-acre parcel. Currently, there is an existing warehouse (#405) that will be demolished to allow for the construction of a new 114,000 sq. ft. warehouse to be located on the newly created parcel. Several area variances will need to be obtained for setbacks and lot coverage. The parcel is zoned Research/Development/Technology.

Dan Hershberg, Hershberg & Hershberg, and David Ahl, Galesi Group, were present.

D. Hershberg gave quick review of the project and said this is similar to the subdivision project on 300 BelGioioso Blvd. As with the previous presentation, required area variances were obtained from the Zoning Board of Appeals. This plan has not changed since originally presented.

#### **MOTION**

In the matter of the final minor subdivision application by Thomas Owens/Galesi Group for a two-lot subdivision located at 405 – 406 Amsterdam 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: P. Ragucci**

**Seconded by: J. McPherson**

**Ayes: 5 – Brower Dobiesz, Lippmann, McPherson, Ragucci, Semon**

**Noes: 0**

**Absent: 2 – Carr, Soldani**

**Motion Approved**

At this point, M. Carr returned to the meeting.

**West Glenville Reformed Church  
1930 North Road**

**Public Hearing  
Final Site Plan Review**

This application is for the construction of a 400 sq. ft. outdoor stage area for the church with lawn seating. Proposed uses vary from children's plays, community meals with music, outdoor church services – weather permitting, and other church activities. The parcel is zoned Rural Residential/Agricultural.

Joe Constantine, the applicant, was present.

M. Carr indicated this application was discussed at the agenda meeting and the commission does not have any issues. The only item the commission was concerned with was would the town have any recourse if the noise level became an issue. Since the town does have an avenue to pursue, if need be, there are not any other issues the commission has with this application.

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 West Glenville Reformed Church for the construction of a 400 sq. ft. outdoor stage area for the church with lawn seating for various uses i.e., children's plays, community meals with music, outdoor church services – weather permitting, etc. located at 1930 North 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: P. Ragucci**

**Ayes: 6 – Carr, Brower Dobiesz, Lippmann, McPherson, Ragucci, Semon**

**Noes: 0**

**Absent: 1 – Soldani**

**Motion Approved**

**Mike Chrys  
124 Saratoga Road**

**Public Hearing  
Final Site Plan Review**

The applicant is proposing to establish a Senior Day Care Center at this location. Initial information provided to town states this daycare center will be providing services to Alzheimer's patients, brain injured veterans, and others. The hours of operation will be 8:30AM – 5:00PM and one Saturday per month. This parcel is zoned Community Business.

Dom Arico, Arico Associates, and Mike Chrys, the applicant, were present.

M. Carr asked if the commission had any additional questions. He reiterated that no health care services will be provided at this location, it is strictly a social setting. That was a main concern for the commission.

M. Chrys said that is correct.

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 Mike Chrys for the establishment of a senior daycare center to provide services to Alzheimer's patients, brain injured veterans, and others where the hours of operation will be 8:30AM – 5:00PM and one Saturday per month, located at 124 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. The applicant is to operate in accordance with all state regulations.
2. The applicant is to keep up with all certifications required to operate the business.

**Motion**

**Moved by: M. Carr**

**Seconded by: P. Ragucci**

**Ayes: 6 – Carr, Brower Dobiesz, Lippmann, McPherson, Ragucci, Semon**

**Noes: 0**

**Absent: 1- Soldani**

**Motion Approved**

Without any further business the meeting adjourned at 7:20 PM

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Lynn Walkuski, Stenographer

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Julie Davenport, Town Clerk