

TOWN OF GLENVILLE
Planning and Zoning Commission
April 10, 2023
7:00 p.m.

1. Approval of the minutes from the March 13, 2023

2. M Zone Lawns, LLC
581 Saratoga Road

Public Hearing
Final Site Plan Review

This application is for the reuse of the property for a professional lawn care maintenance business offering lawn fertilization, weed control, tick/mosquito control and lawn seeding. All services are performed at customer's homes/businesses. Three of the 4 existing buildings will be used for office space, storage of non-regulated products/equipment and storage of pesticides and herbicides. No new utility connections are proposed, and site access will remain the same. The property is zoned General Business.

3. Active Solar Development
653 Swaggertown Road

SEQR Determination, Preliminary
Subdivision Review, Public
Hearing and Final Subdivision
Review

This application is to subdivide 653 Swaggertown Road, currently one parcel, approximately 113-acres and bisected by Swaggertown Road, into two separate parcels to house the planned solar farms. Active Solar Development received site plan approvals from the Planning & Zoning Commission in April 2022 for the construction of solar farms; one to be located on the west side of Swaggertown Road and one to be located on the east side of Swaggertown Road. To complete the financing for this project, the applicant needs to have two separate parcels for each solar farm. This parcel is zoned Rural Residential/Agricultural.

4. Bullets & Bourbon
104 Freemans Bridge Road

SEQR Determination
Preliminary Site Plan Review

The applicant received approval in July 2022 to re-open the Glenville Sportsplex mini-golf and ice cream stand. This application is to establish an owner-occupied Bed & Breakfast in the existing single-family residence located at the site. The property is zoned Freemans Bridge Road Corridor District. This use is permitted with site plan review.

5. Empire State Youth Orchestra
45 MacArthur Drive

SEQR Determination
Preliminary Site Plan Review

ESYO is re-using the former St. Joseph' Church Parish facility for their organization. This application is for the construction of a 4,200 sq. ft. building to house a music classroom, a 500 sq. ft. addition to house a mechanical equipment room, and outside performance area. The site is approximately 8.6-acres where approximately 5.7-acres is in the Town of Glenville and the remaining 2.9-acres is in the Village of Scotia. In addition to the new buildings this application also calls for new utility service connections,

pedestrian walkway, improvements to the parking lot, lighting, and layout. The acreage within the Town of Glenville is zoned Suburban Residential.

6. Adirondack Beverages
501 Corporations Park**

**SEQR Determination, Preliminary
Site Plan Review, Area Variance
Recommendation, Public Hearing,
Final Site Plan Review**

This application is for the construction of an electrical substation to transform 34.5K power to usable 13.2kVA power and installation of all necessary components for substation operation. An area variance will be required for the installation of the substation (an accessory structure in the front yard). The parcel is located in the Glenville Business Technology Park and is zoned Research/Development/Technology.

**** Please note:** Adirondack Beverages will be presenting their application at the Monday, April 3rd agenda meeting for SEQR Determination, Preliminary Site Plan Review, and an Area Variance Recommendation. A special ZBA meeting will take place on Monday, April 10th at 6PM for the area variance. The Public Hearing and Final Review by the PZC will take place at the regular PZC meeting of April 10th.**