

TOWN OF GLENNVILLE
Planning and Zoning Commission
April 8, 2024
7:00 p.m.

1. Approval of the minutes from the March 11, 2024

2. Tune Skis
139 Freemans Bridge Road

Public Hearing
Final Site Plan Review

Conversion of existing one-story building (4,112+/- sq.ft.) motorcycle shop into a ski/snowboard repair/retail sales shop. Modifications to the facade to include new windows, doors, signage, siding and building mounted lights. Existing utilities to remain, existing asphalt parking area to be replaced and re-stripped with additional employee parking area to be added to the rear of the building. Applicant may need zoning or area variances for greenspace and lot coverage requirement. Parcel is in the Freemans Bridge Corridor District.

3. Robert & Holly Gramuglia
5 Beverly Court

Public Hearing
Final Minor Subdivision Review

Applicant proposes to subdivide an approx. 36-acre parcel into 3 lots. The larger lot will be the applicant's current home (18 +/- acres), lot #2 will be 4.1 +/- acres and lot #3 will be 13.9 +/- acres. Lots #2 and #3 will be new building lots with public water. The parcel is zoned Suburban Residential.

4. Aviva Events Spaces (River Stone Manor)
1437 Amsterdam Road

Public Hearing
Final Site Plan Review

This application is for an addition to the existing 10,200 sq. ft banquet facility. Approximately 800 sq. ft. will be demolished and replaced with a 2,800 sq. ft. addition that will house a new entrance vestibule, pre-function gathering area, bar, two offices, coat room and storage for the bar and banquet area. Parcel is zoned Riverfront Recreational/Commercial.

5. Maalwyck Mohawk Holdings, LLC (Dimension Fab)
2000 7th Street

Concept Review

This concept is for the construction of a 12,500 sq. ft. addition to the existing manufacturing facility. All utilities will be from existing building utilities, no new utilities are required. The addition will house automated manufacturing machinery used in the fabrication of reinforcing steel products for construction projects throughout the northeast US. Machinery will aid in employee safety and increase manufacturing capacity of facility. The parcel is zoned Research/Development/Technology.