

TOWN OF GLENVILLE
Planning and Zoning Commission
August 8, 2022
7:00 p.m.

1. **Approval of the minutes from the July 11, 2022 meeting.**

2. **Scotia Industrial Park** **Public Hearing**
Capital Blvd (Ave. F) & Prestige Pkwy (5th St.) **Final Subdivision Review**
Glenville Business & Tech Park

Applicant is proposing to subdivide an existing 12.38-acre parcel into two lots. The smaller lot approx. 4.46 +/- acres will be used for the construction of a new 85,000 sq. ft. warehouse facility. Current zoning on this parcel is Research/Development/Technology.

3. **Scotia Industrial Park** **Public Hearing**
Capital Blvd (Ave. F) & Prestige Pkwy (5th St.) **Final Site Plan Review**
Glenville Business & Tech Park

This application is for the construction of a new 85,000 sq. ft. food grade warehouse with loading docks, tractor-trailer and passenger vehicle parking located in the Glenville Business & Tech Park. The site previously had a 120,000 sq. ft. obsolete warehouse which has been removed. Applicant will also require area variances for exceeding maximum lot coverage and is requesting a reduction in required parking spaces. Current zoning for this parcel is Research/Development/Technology.

4. **Mohawk Honda** **SEQR Determination**
175 Freemans Bridge Road **Preliminary Site Plan Review**

The applicant is proposing the construction of a 1,350 sq. ft. addition and renovation to the front façade. The addition will be added to the east side of the dealership over a current sidewalk providing a location for customers to be instructed on their new vehicle's features. Building permits will be required for the façade upgrade and will be handled separately at a later date. Current zoning for this parcel is General Business.

5. **Mark Hinds/Kimberly Plemenik** **SEQR Determination**
765 Saratoga Road **Preliminary Site Plan Review**

This application is for the installation of a 4-chair hair salon in the previously occupied space by Make It Count Gifts. The site is connected to town water and has an existing raised bed septic system. Current zoning for this parcel is Community Business.

6. **M Zone Lawns, LLC (Lawn Doctor)** **Concept Review**
581 Saratoga Road

Applicant is proposing the establishment of a professional lawn care maintenance business. The business offers lawn fertilization, weed control, tick/mosquito control and lawn seeding. The parcel is .74-acres in

size with 4 existing buildings and the business intends to occupy 3 of the 4 buildings (single-family structure, 3-bay garage, and cold storage building). This property is in the General Business District.

**7. West Glenville Self Storage
Amsterdam Road**

**SEQR Determination
Preliminary Site Plan Review**

This application is for the development of a vacant 2.4 +/- acre parcel located north of Amsterdam Road (Route 5) with approximately 430 feet of frontage along Route 5. Construction will consist of 5 single-story, non-climate controlled, steel-framed self-storage structures totaling 25,000 sq. ft., and clearing/grubbing, grading, paving, installation of stormwater management and highway access improvements. This property was granted a Storage Overlay from the town board in February 2020 and is in the Highway Commercial District.

**8. Horstman Farm Planned Development
Swaggertown Road**

**SEQR Determination
Preliminary Site Plan Review**

This project proposes multi-family housing and commercial use and encompasses 4 parcels totaling approx. 11-acres. There will be eleven 4-unit, 2-story condominium buildings, eight 2-unit, 2-story condominium buildings, and two 6,000 sq. ft mixed-use buildings with commercial on the first floor and six apartment units on the second floor. Public water and sewer are available, and stormwater will be managed on-site. The proposed development will be served by private driveways. The town board approved the Planned Development District for this project in June 2022. Zoning for the various parcels is Suburban Residential and Professional Residential.

**9. Dutch Meadows
Dutch Meadows Lane**

Site Plan Modification

This request is for a modification to the previously approved site plan for the Dutch Meadows residential community. The approved plan called for 208 apartments, 30 townhouses, a community center and maintenance building. This modification will replace the 30 townhouses, located on the western portion of the site, with an additional 100 apartments in two buildings with associated parking and travel surfaces to support the new buildings. The town board approved the Dutch Meadows Residential Planned Development District in 2019.

**10. Don Higgins
3872 Ridge Road**

**SEQR Determination
Preliminary Subdivision Review
Use Variance Recommendation**

The applicant wishes to subdivide 155-acres into 3 lots. (18.31+/-, 26.38 +/- and 123.79 +/-). This subdivision will separate the home from the garage and the applicant will also need a Use Variance as this proposed subdivision leaves the garage as a stand-alone primary structure on designated Lot 2C. This parcel is in the Rural Residential/Agricultural District and a portion is also located in the Land Conservation District.