

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**December 11, 2023**  
**7:00 p.m.**

**1. Approval of the minutes from the November 13, 2023**

**2. Joe Popolizio** **Final Subdivision Review**  
**34 Freemans Bridge Road**

This application is for the subdivision of 12.9 +/- acres into two lots. Lot #1 will front Maple Avenue and total 4.57 +/- acres and Lot #2 will front Freemans Bridge Road and total 8.33 +/- acres. The applicant is also asking for a zone change on the proposed newly created Lot #1. Currently, the area to be Lot #1 is split zoned (Research/Development/Technology and Freemans Bridge Road Corridor District). The applicant is requesting to have the zoning changed to Research/Development/Technology for Lot #1 while Lot #2 will remain within the FBR Corridor District.

**3. Richbell Capital** **Final Subdivision Review**  
**457 Dutch Meadows Road**

The applicant's project The Residences at Fox Meadows (formerly Dutch Meadows Residential Community) was previously approved for a subdivision and site plan in April 2020. The applicant is looking to subdivide approximately 16.4 +/- acres on the easternly portion of the project into Lot # 1A (phase I construction) and Lot #1B (phase II construction). Additionally, Richbell Capital is looking for a modification of the PDD to incorporate the proposed new subdivision.

**4. Allison Schroder** **Public Hearing**  
**15 Glenridge Road** **Final Site Plan Review**

This application is for the establishment of a spiritual store providing crystals, incense, books, oracle cards, meditation tools and holistic wellness products. The current zoning is Town Center Overlay and General Business.

**5. Cellco Partnership d/b/a Verizon Wireless** **Site Plan Review**  
**185 Swaggertown Road**

This application is for the installation of a 124 foot +/- monopole tower w/attached antennas within a proposed 100'x100' leased area. Installation will include ground-based equipment cabinets for power, telecommunications, and emergency generator. Access and utilities proposed via existing access road/driveway, utilities will be constructed within 30' access and utility easement. The property is zoned Suburban Residential.

**6. Charles Fogg  
503 Saratoga Road**

**SEQR Determination  
Preliminary Subdivision Review  
Area Variance Recommendation to  
ZBA**

Currently this lot has pre-existing conditions with two homes and several storage structures. The proposed subdivision will create two parcels each with one home. Area variances will be required as road frontage will be deficient in both (approx. variances of 130' and 91' respectively). This parcel is zoned Professional/Residential.