

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**February 14, 2022**  
**7:00 p.m.**

**1. Approval of the minutes from the December 13, 2021 meeting.**

**2. DSM** **Public Hearing**  
**300 Tech Park Road** **Final Site Plan Review**

DSM is proposing a 1,600 sq. ft accessory structure (40'x40'x20') for the purpose of enclosing two roll-off dumpsters to prevent unauthorized use of dumpsters. Chemicals will not be stored in proposed accessory building. Building will feature a peaked metal roof and metal siding and will not be connected to either private or municipal water/sewer. Applicant may elect to run electrical power for lighting. Parcel is zoned Research/Development/Technology.

**3. Glenville Cricket Complex** **Public Hearing**  
**4281 Amsterdam Road** **Final Site Plan Review**

This +/- 42.6-acre parcel is to be developed into 3 practice/championship cricket fields for the Empire Dukes and Electric Charges. The site has 1,000 feet of frontage on Amsterdam Road and is currently occupied with an agricultural use and dilapidated building. Scope of work involves select removal of vegetation, demo and grading for the three fields. No utility connections or changes to the principal access points are proposed to support the athletic uses. This entire parcel is located within the Riverfront Recreational/Commercial District.

**4. Mark Nardini** **Recommend to Town Board**  
**4232 Amsterdam Road** **Zone Change to Storage Overlay**  
**District**

The applicant is requesting a zoning change to the Storage Overlay District. The parcel is currently vacant with an abandoned home and garage on site and is located north of Amsterdam Road and west of Washout Road. The property is abutted by a quarry to the west, railroad tracks to the north, and vacant property to the east. An old existing curb-cut and gravel driveway provide access to the site. Plans for this parcel include the construction of seven self-storage buildings ranging in size from approximately 2,000 sq. ft. to 10,800 sq. ft. Current zoning for this parcel is Highway Commercial.

**5. Empire State Youth Orchestra** **SEQR Determination, Preliminary**  
**45 MacArthur Drive** **Site Plan, Public Hearing, Final**  
**Site Plan Review**

ESYO plans to re-use the former St. Joseph's Church Parish as its new home for education and practice. The site is approx. 8.6-acres with 5.7-acres within the Town of Glenville while the remaining acreage (approx. 2.9-acres) is located within the Village of Scotia. The site has an existing 18,000 sq. ft. building comprised of classrooms and an auditorium. The site has 79 parking spaces, municipal water, on-site

septic. Zoning is Suburban Residential (Town of Glenville) and Single-Family Residential (Village of Scotia).

**6. Hoffman Hill Holdings, LLC  
7152 Amsterdam Road**

**SEQR Determination  
Preliminary Site Plan Review**

This proposal is to convert the existing maple farm into a distillery and cooperage. The site (+/- 30-acres) currently has a 6,500 sq. ft. building, two driveway entrances and +/- 45 parking spaces. Two new commercial buildings (8,500 & 10,500 sq. ft. respectively) are proposed for the rear of the parcel. Existing lawn area along western edge will be reserved for overflow parking and special events. New distillery will connect to existing drilled water well and existing sewage disposal system. Hours of operation M-F 8am-5pm, Sat. 12pm – 8pm, and Sun. 12pm-6pm. Parcel is zoned Highway Commercial/Rural Residential Agricultural.

**7. Horstman Farm Mixed Use Planned Development  
Swaggertown Road & NYS Route 50**

**Recommend to Town Board  
Zone Change to Mixed Use  
Planned Development District**

This project includes four parcels totaling 11.4-acres. Largest parcel is 8.7-acres (vacant) between Swaggertown Road & Route 50. Remaining three parcels are south of Swaggertown and on both sides of Birch Knoll Drive and are vacant farmland. Project proposes thirteen 4-unit, 2-story buildings, two two-unit, 2-story condominiums and two 8,052 sq. ft. mixed use buildings to be located on the largest parcel with 3 proposed curb-cuts. Parcel located west of Birch Knoll Drive is scheduled for two 4-unit, 2-story condominiums while the two parcels east of Birch Knoll Drive will share three 4-unit, 2-story condominiums. Access will be via a single curb cut along Swaggertown. All driveways are proposed to be privately owned, operated and maintained. Parcels are zoned Suburban Residential and/or Professional Residential.