

TOWN OF GLENVILLE
Planning and Zoning Commission
January 23, 2023
7:00 p.m.

1. Approval of the minutes from the December 12, 2022

2. Don Higgins
3872 Ridge Road

Public Hearing
Final Subdivision Review

The applicant is resubmitting his subdivision application with a modification to the original submission. The applicant wishes to subdivide a 5.41 +/- acre lot and add approximately 9-acres to Lot 2a as noted on plat. The applicant will retain the remaining 142 +/- acres. This parcel is in the Rural Residential/Agricultural District and in the Land Conservation District.

3. 446 Saratoga Road, LLC
446 Saratoga Road

Public Hearing
Final Site Plan Review

The applicant is proposing the following uses for the former East Glenville Firehouse. The majority of the building will be used for housing a new video game development studio, employing about 40-50 people, and offering a small training/broadcast facility with teachers conducting virtual and small in-person classes on game development. The remainder of the building is to be marketed as a small café/coffee shop with outdoor seating and a landscaped streetscape. The parcel is in the General Business District.

4. Leno Codino
498 Barhydt Road

Public Hearing
Final Subdivision Review

The applicant is proposing the subdivision of a 16.13 +/- acre parcel into two (2) lots. One lot (approx. 11.14-acres) will have frontage on Barhydt Road with an existing residence, outbuildings, well and septic. The second lot (approx. 5-acres) is currently vacant and will have frontage on Wagner Road to be serviced by well and septic. An area variance will be required for the newly created parcel on Wagner Road as it is creating a non-conforming lot due to lack of frontage. The parcel is zoned Rural Residential/Agricultural.

5. Luke Marshall
165 Freemans Bridge Road

SEQR Determination
Preliminary Site Plan Review

The applicant is looking to utilize office space at 165 Freemans Bridge Road for Marshall Motorsports. His business supplies parts and accessories for motorcycles, ATVs, snowmobiles, and jet-skis where 90% of the business is on-line and 10% is walk in. The parcel is zoned Freemans Bridge Corridor District.