

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**July 11, 2022**  
**7:00 p.m.**  
**Revised 7/6/22**

**1. Approval of the minutes from the June 13, 2022 meeting.**

**2. Mohawk View Self Storage  
4232 Amsterdam Road**

**Public Hearing  
Final Site Plan Review**

The applicant received approval for a Storage Overlay District from the Town Board on March 2, 2022, for this 4.72+/- acre parcel. This proposal is for 7 one-story self-storage buildings with a total gross floor area of 47,500 sq. ft. No outdoor storage is proposed. Stormwater will be on-site in multiple locations. A new full access curb cut will be located near the current existing one. Lighting will be building mounted with additional lampposts near the entrance and perimeter. Landscaping will be near the entrance. A small office will be in Building #7 and will be serviced by an existing well and new septic system. Hours of operation are 6:00AM – 10:00PM daily, with 24-hour access on a case-by-case basis. Parcel is zoned Highway Commercial with Storage Overlay District.

**3. Lolik Estate Subdivision  
Spring/Lolik/Snake Hill**

**Lot Line Adjustment  
Public Hearing / Final Major  
Subdivision Review**

The applicant is proposing a 5-lot subdivision of the Lolik Estate (approximately 66.74 +/- acres). All newly created lots have existing road frontage along either Spring Rd, Lolik Lane or Snake Hill Rd. Public water is available while public sewer is not. It is the intention of the applicant to sell these lots for the building of single-family homes. A majority of this parcel is located within the Rural Residential/Agricultural District while a portion (along Spring Road) is in the Suburban Residential District. The applicant is also presenting a lot-line adjustment application. The applicant is intending to purchase a land-locked flag lot and incorporate it into his subdivision plans to make Lot #1 contiguous.

**4. Bullets & Bourbon, LLC  
104 Freemans Bridge Road**

**Public Hearing  
Final Site Plan**

The applicant is the new owner of the former Glenville Sportsplex center. The intention is to re-open the center under the same use. Parcel is in the Freemans Bridge Road Corridor District.

**5. Scotia Industrial Park  
Capital Blvd (Ave. F) & Prestige Pkwy (5<sup>th</sup> St.)  
Glenville Business & Tech Park**

**SEQR Determination  
Preliminary Subdivision Review**

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.

**6. Scotia Industrial Park  
Capital Blvd (Ave. F) & Prestige Pkwy (5th St.)  
Glenville Business & Tech Park**

**SEQR Determination  
Preliminary Site Plan Review  
Recommended Area Variances**

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 spaces. Current zoning for this parcel is Research/Development/Technology.

**7. Bobcat Dealership  
717 & 719 Saratoga Road**

**Concept Review**

This concept review is for the development of two vacant parcels 717 & 719 Saratoga Road to establish a Bobcat dealership. The proposal consists of the construction of two adjoining buildings totaling 9,000 sq. ft. for the purpose of sales of Bobcat machinery and parts. A garage will also be included for service. The buildings will be surrounded by approximately 32, 000 sq. ft. of paved area for parking and to facilitate equipment deliveries. Both parcels are zoned Community Business.

**8. Don Higgins  
3872 Ridge Road**

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

The applicant wishes to subdivide 155-acres into 3 lots. (11.78+/-, 18.56 +/- and 123.79 +/-) and add acreage to Lot 2a as noted on plat. 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 2D. This parcel is in the Rural Residential/Agricultural District and a portion is also located in the Land Conservation District.