

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**June 13, 2022**  
**7:00 p.m.**

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

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

**SEQR Determination  
Preliminary 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**

**SEQR Determination  
Preliminary 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.

**4. 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.

**5. Joe Tesiero  
Wolf Hollow Rd & Hoffmans Hill Rd Ext.**

**Concept Review**

Applicant is proposing a 23-lot subdivision for this approximate 166-acre parcel to be located on the eastern side of Wolf Hollow Road. All lots will be a minimum of 3-acres with on-site well and septic systems. This project will also include an extension of Hoffman's Hill Road Extension. Parcel is in the Rural Residential/ Agricultural along with some portions located in the Land Conservation District.

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

**SEQR Determination  
Preliminary Site Plan**

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