

TOWN OF GLENVILLE
Planning and Zoning Commission
March 11, 2024
7:00 p.m.

1. Approval of the minutes from the February 12, 2024

2. Tune Skis
139 Freemans Bridge Road

**SEQR Determination/ Preliminary
Site Plan Review/Recommendation
to ZBA for Area Variances**

Conversion of existing one-story building (4,112+/- sq.ft.) motorcycle shop into a ski/snowboard repair/retail sales shop. Modifications to facade to include new windows, doors, signage, siding and building mounted lights. Existing utilities to remain, existing asphalt parking area to be replaced and re-stripped with additional employee parking area to be added to the rear of the building. Applicant may need zoning or area variances for greenspace and lot coverage requirement. Parcel is in the Freemans Bridge Corridor District.

3 Robert & Holly Gramuglia
5 Beverly Court

**SEQR Determination/ Preliminary
Minor Subdivision Review**

Applicant proposes to subdivide an approx. 36-acre parcel into 3 lots. The larger lot will be the applicant's current home (18 +/- acres), lot #2 will be 4.1 +/- acres and lot #3 will be 13.9 +/- acres. Lots #2 and #3 will be new building lots with public water. The parcel is zoned Suburban Residential.

4. Luco Associates, LLC
27 Airport Road

**SEQR Determination
Preliminary Site Plan Review
Recommendation to ZBA for
Conditional Use Permit and Area
Variances**

Application is proposing a new 4,800 sq.ft. office building, a new 12,000 sq.ft. warehouse to store commercial roofing materials and a 0.86-acre fenced in contractors yard. Parcel improvements will be 34 +/- parking spaces, stormwater management, lighting, landscaping, and other associated infrastructure. Project will be serviced by municipal water and sanitary sewer systems. A Conditional Use Permit will need ZBA approval for contractor's yard & for area variances. Parcel is zoned Research / Development / Technology.

5. Mark Hindes (Plush Hair Studio)
765 Saratoga Road

**SEQR Determination/Preliminary
Site Plan Review, Recommendation
to ZBA for Conditional Use Permit**

This application is to propose adding yoga studio to the current Plush Hair Studio business. The location of the yoga business will be behind the hair salon in the existing metal building. The hours of operation will be 5am-9am & 7pm-10pm (days were not listed on application). The application notes there are no changes to the structure except painting interior walls/ceiling. Employee parking will continue to the rear

of the building, while clients will use the front parking lot. The property is zoned Community Business and the Indoor Recreational facilities requires issuance of a Conditional Use Permit by the ZBA.

**6. 446 Saratoga Road, LLC (Rocket Science)
446 Saratoga Road**

**SEQR Determination
Preliminary Site Plan Review
Public Hearing/ Final Site
Plan Review[**

This site plan proposal is for the repurposing of the former East Glenville Firehouse. Existing 8,500 sq. ft. building will be utilized as a general office, educational and seminar use. Project includes addition of a new septic system, new concrete pavement, bike station, new entry, new pavement with new parking delineated with striping. New green areas will be established at front & behind bldg., and around new paved areas. Additional upgrades include new roof, drains, fascia, soffits, siding and paint to exterior walls, signage, lighting, entry vestibule and landscaping. The parcel is zoned General Business.

**7. Aviva Events Spaces (River Stone Manor)
1437 Amsterdam Road**

**SEQR Determination
Preliminary Site Plan Review**

This application is for an addition to the existing 10,200 sq. ft banquet facility. Approximately 800 sq. ft. will be demolished and replaced with a 2,800 sq. ft. addition that will house a new entrance/vestibule, pre-function gathering area, bar, two offices, coat room and storage for the bar and banquet area. Parcel is zoned Riverfront Recreational/Commercial.

**8. Glenville Cricket (NY Capital Sports, LLC)
4281 Amsterdam Road**

Concept Review

This conceptual site plan application proposes the following additions/modifications to the site: Permanent seating for 1,200 spectators at the main cricket field (field #1), three pavilions (20'x50') at each of the existing fields, one storage building (30' x 40') for lawn care equipment, three accessory offices, exterior building mounted lighting, related walkways/hardscape improvements, and any additional stormwater management. The parcel is zoned Riverfront Recreation/Commercial.