

TOWN OF GLENVILLE
Planning and Zoning Commission
May 13, 2024
7:00 p.m.
(revised 5/13/2024)

1. Approval of the minutes from the April 8, 2024

- 2. Maalwyck Mohawk Holdings, LLC (Dimension Fab) SEQR, Preliminary Review**
2000 7th Street Public Hearing, Final Review

This application is for the construction of a 12,500 sq. ft. addition to the existing manufacturing facility. All utilities will be from the existing building, no new utilities are required. The addition will house automated manufacturing machinery used in the fabrication of reinforcing steel products for construction projects throughout the northeast US. Machinery will aid in employee safety and increase manufacturing capacity of facility. The parcel is zoned Research/Development/Technology.

- 3. Luco Associates, LLC Public Hearing**
27 Airport Road Final Site Plan Review

Application proposes 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 contractor 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. The applicant received a conditional use permit and area variances from the Zoning Board of Appeals at the April 22, 2024 meeting. Parcel is zoned Research / Development / Technology.

- 4. Mark Hindes (Plush Hair Studio) Public Hearing**
765 Saratoga Road Final Site Plan Review

This application proposes to add a 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. The applicant received a Conditional Use Permit at the April 22, 2024 Zoning Board of Appeals meeting.

- 5. Thomas Potoeski Concept Review**
Maple Avenue

The applicant is proposing the construction of two one-story 15,000 sq. ft. flex warehouse buildings complete with parking, utilities, stormwater, lighting, and landscaping. This parcel of land was part of the Popolizio subdivision approved by the PZC in December 2023. The parcel is zoned Research/Development/Technology.

**6. Bhavik Jariwala
34 & 36 Freemans Bridge Road**

Concept Review

Application is for the development of 34 Freemans Bridge, currently vacant, and 36 Freemans Bridge, currently housing a former veterinary business. Development would include a four-story hotel, fast food restaurant, bank with drive-thru and retail/office buildings. Access will be from the existing curb-cut with an existing traffic light as well as rights in and out. Off street parking & reciprocal easements for ingress/egress and utilities will be provided. Sidewalks are also proposed along with appropriate landscaping and lighting. Both parcels are in the Freemans Bridge Road Corridor District.

**7. Jason Berggren
4110 Amsterdam Road**

**SEQR Determination
Preliminary Site Plan Review
Recommendation on Conditional
Use**

This application is for the construction of three flex warehouse buildings with septic system and well, stormwater facility, lighting, and landscaping. Located in the Highway Commercial District requires the applicant to also obtain a Conditional Use Permit for enclosed warehousing.

**8. Paul Nichols/Blackbird I (Glen Esk)
207-213 Sacandaga Road**

**Recommendation to Town Board
for PDD Amendment**

This project was conditionally approved in August 2017. Development was established on Parcels #1 and #2. Parcel #3 (0.81-acres) was being reserved for future commercial development. The original PDD stated aggregate green space for this project is 42.2% (Parcel #1 at 28.1%, Parcel #2 at 51.5% and Parcel #3 at 32.7%). The developer is asking for a green space reduction on Parcel #3 to go from 32.7% to 20.0%. This parcel is zoned Mixed Use Planned Development.

**9. NY Capital Sports
4281 Amsterdam Road**

**SEQR Determination
Preliminary Site Plan Review**

Applicant is proposing the construction of three 20' x 50' pavilions, one at each of the existing fields, permanent seating for up to 1,200 spectators at the main cricket field, one storage building 30' x 40' for storage of lawn care equipment, and related ADA compliant walkways and hardscape improvements. The parcel is zoned Riverfront Recreational/Commercial.

**10. Alplaus Kill Holdings, LLC
7152 Amsterdam Road**

**SEQR Determination
Preliminary Site Plan Review**

This proposal is for the construction of a new 2,500 sq. ft. event building to be used as an event space for the existing distillery (paint & sip, classes, workshops). The parcel is also home to a cooperage and rickhouse building. Parcel is split zoned, Highway Commercial in the front and Rural Residential /Agriculture in the back.

**11. Horstman Farms Mixed Use
Swaggertown Road**

**SEQR Determination
Preliminary Subdivision Review**

This proposal is for the subdivision of a parcel located at Route 50 & Swaggertown Rd. Acreage for the parcel is 8.57 +/- acres and is to be divided into two separate lots. Lot A will be approximately 7.11 +/- acres and remain with the current owner for development of the Horstman Farm Mixed Use PDD. Lot B will consist of 1.46 +/- acres and is proposed to be donated to the Town of Glenville.

**12. Natasha Cheedie
135 Freemans Bridge Road**

**SEQR Determination
Preliminary Site Plan Review**

This parcel housed a former residential structure located in the Freemans Bridge Road Corridor District that was subjected to water damage. It is the current owner's intent to rehab the building so it can be put back on the market for a suitable use allowed in this district (residential use is not allowed). This generic site plan review is requested so the owner can obtain building permits for the repairs needed.