

TOWN OF GLENVILLE
Planning and Zoning Commission
November 13, 2023
7:00 p.m.
Revised 11/9/2023

1. Approval of the minutes from the October 16, 2023

2. Joe Popolizio **Public Hearing**
34 Freemans Bridge Road

This application is for the subdivision of 12.9 +/- acres into two lots. Lot #1 will front Maple Avenue and total 4.57 +/- acres and Lot #2 will front Freemans Bridge Road and total 8.33 +/- acres. The applicant is also asking for a zone change on the proposed newly created Lot #1. Currently, the area to be Lot #1 is split zoned (Research/Development/Technology and Freemans Bridge Road Corridor District). The applicant is requesting to have the zoning changed to Research/Development/Technology for Lot #1 while Lot #2 will remain within the FBR Corridor District.

3. Richbell Capital **Public Hearing**
457 Dutch Meadows Road

The applicant's project The Residences at Fox Meadows (formerly Dutch Meadows Residential Community) was previously approved for a subdivision and site plan in April 2020. The applicant is looking to subdivide approximately 16.4 +/- acres on the easternly portion of the project into Lot # 1A (phase I construction) and Lot #1B (phase II construction). Additionally, Richbell Capital is looking for a modification of the PDD to incorporate the proposed new subdivision.

4. Hospitality Syracuse, Inc. **Public Hearing**
122 Freemans Bridge Road **Final Minor Subdivision**

The applicant is requesting to subdivide a 14.4 +/- acre parcel into two lots (0.73 +/- acres and 13.7 +/- acres respectively). The smaller lot will be utilized to develop a 2,650 sq. ft. drive-thru restaurant. The parcel falls within the Freemans Bridge Road Corridor District.

5. Hospitality Syracuse, Inc. **Public Hearing**
122 Freemans Bridge Road **Final Site Plan Review**

The applicant is proposing to establish a 2,650 sq. ft. drive-thru restaurant with approximately 24 onsite parking spaces. Two-way circulation on shared access drive is proposed while also maintaining the existing right out only drive. Proposed typical operation hours are 7AM – 1AM Monday-Sunday with 8-12 employees working one shift. New energy efficient onsite lighting, stormwater management, new utility connections, trash enclosure, sidewalks, landscaping, and signage are also proposed. The parcel is zoned Freemans Bridge Road Corridor District.

**6. Cellco Partnership d/b/a Verizon Wireless
185 Swaggertown Road**

**Public Hearing
Final Site Plan Review**

This application is for the installation of a 124 foot +/- monopole tower w/attached antennas within a proposed 100'x100' leased area. Installation will include ground-based equipment cabinets for power, telecommunications, and emergency generator. Access and utilities proposed via existing access road/driveway, utilities will be constructed within 30' access and utility easement. The property is zoned Suburban Residential.

**7. Allison Schroder
15 Glenridge Road**

**SEQR Determination
Preliminary Site Plan Review**

This application is for the establishment of a spiritual store providing crystals, incense, books, oracle cards, meditation tools and holistic wellness products. The current zoning is Town Center Overlay and General Business.