

**TOWN OF GLENVILLE
 Planning and Zoning Commission
 October 17, 2022
 7:00 p.m.
 (revised 10/4/22)**

1. Approval of the minutes from the September 12, 2022 meeting.

2. Codino's Food Inc. 704 Corporations Park	Public Hearing Final Site Plan Review
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This application is for the installation of an 18'x 22'6" concrete slab on the south side of the building. The slab is for a 13,000 gallon, 10' diameter, 36.5' height nitrogen tower. This parcel is zoned Research/Technology/Development.

3. Horstman Farm Mixed Use Development Swaggertown Rd and Route 50	Public Hearing Final Site Plan Review
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This project proposes multi-family housing and commercial use and encompasses 4 parcels totaling approx. 11-acres. There will be ten 4-unit, 2-story condominium buildings, eight 2-unit, 2-story condominium buildings, and two 6,000 sq. ft mixed-use buildings with commercial on the first floor and six apartment units on the second floor. Public water and sewer are available, and stormwater will be managed on-site. The proposed development will be served by private driveways. The town board approved the Planned Development District for this project in June 2022. Zoning for the various parcels is Suburban Residential and Professional Residential.

4. 446 Saratoga Road, LLC 446 Saratoga Road	Concept Review
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The applicant is proposing the following uses for the former East Glenville Firehouse. The majority of the building will be used for housing a new video game development studio, employing about 40-50 people, and offering a small training/broadcast facility with teachers conducting virtual and small in-person classes on game development. The remainder of the building is to be marketed as a small café/coffee shop with outdoor seating and a landscaped streetscape. The parcel is located in the General Business District.

5. 654 Route 50 LLC/ Ed Dworakowski 654 Saratoga Road	Site Plan Modification
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This application was reviewed and approved by the PZC on 5/10/2021 for the site formerly known as the Pig-n-Whistle. At the time of approval, the banquet facility was to include a tent for the banquet area. The applicant wishes to change the tent to a 3-season 40'x60' pavilion with a maximum capacity of 150 guests. Additional improvements include ADA parking and travel paths to the building and pavilion area. Existing building will be for restrooms, staging areas and bar service, no food preparation will be on-site. A new septic design is proposed as part of the project scope. The facility will run from May – October. The parcel is zoned Community Business.

**6. Adirondack Beverages
701 Corporations Park**

**SEQR Determination
Preliminary Site Plan Review**

The applicant would like to install an aboveground storage tank and associated equipment for a proposed automotive fuel facility. This facility will be located on a vacant parcel next to the Adirondack Beverage plant on Patent Parkway. This parcel is zoned Research/Development/Technology.

**7. BelGioioso Cheese
300 BelGioioso Blvd**

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

This application is for the construction of a 4,000 sq. ft. +/- maintenance room addition onto the existing manufacturing facility as well as renovating the existing maintenance room into a production floor space. This parcel is zoned Research/Development/Technology.