

TOWN OF GLENVILLE
Planning and Zoning Commission
September 12, 2022
7:00 p.m.

1. Approval of the minutes from the August 8, 2022 meeting.

- 2. Mohawk Honda** **Public Hearing**
175 Freemans Bridge Road **Final Site Plan Review**

The applicant is proposing the construction of a 1,350 sq. ft. addition and renovation to the front façade. The addition will be to the east side of the dealership over a current sidewalk providing a location for customers to be instructed on their new vehicle's features. Building permits will be required for the façade upgrade and will be handled separately at a later date. Current zoning for this parcel is General Business.

- 3. Mark Hindes/Kimberly Plemenik** **Public Hearing**
765 Saratoga Road **Final Site Plan Review**

This application is for the installation of a 4-chair hair salon in the previously occupied space by Make It Count Gifts. The site is connected to town water and has an existing raised bed septic system. Current zoning for this parcel is Community Business.

- 4. West Glenville Self Storage** **Public Hearing**
Amsterdam Road **Final Site Plan Review**

This application is for the development of a vacant 2.4 +/- acre parcel located north of Amsterdam Road (Route 5) with approximately 430 feet of frontage along Route 5. Construction will consist of 5 single-story, non-climate controlled, steel-framed self-storage structures totaling 25,000 sq. ft., and clearing/grubbing, grading, paving, installation of stormwater management and highway access improvements. This property was granted a Storage Overlay from the town board in February 2020 and is in the Highway Commercial District.

- 5. Horstman Farm Planned Development** **Public Hearing**
Swaggertown Road **Final Site Plan Review**

This item has been pulled from this months meeting at the request of the applicant.

**6. Don Higgins
3872 Ridge Road**

**SEQR Determination
Preliminary Subdivision Review**

The applicant is resubmitting his subdivision application with a modification to the original submission. 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 parcel is in the Rural Residential/Agricultural District and a portion is also located in the Land Conservation District.

**7. Tyler Putman/Bobcat Dealership
717 &719 Saratoga Road**

**SEQR Determination
Preliminary Site Plan Review**

This application is for the development of two vacant parcels 717 & 719 Saratoga Road to establish a Bobcat dealership. The proposal consists of the construction of two adjoining buildings totaling 9,000 sq. ft. for the purpose of sales of Bobcat machinery and parts. A garage will also be included for service. The buildings will be surrounded by approximately 32, 000 sq. ft. of paved area for parking and to facilitate equipment deliveries. Both parcels are zoned Community Business.

**8. Benderson Development
262 Saratoga Road**

Site Plan Modification

The applicant is requesting a modification to a previously approved site plan. The approved site plan called for a proposed patio for Bare Blends and included an additional dumpster enclosure. The tenant will not create trash volumes requiring a dedicated dumpster and the tenant has agreed to use the existing double dumpster enclosure which services Five Guys and Starbucks. The parcel is located within the General Business District and Town Center Overlay.

**9. Glen Esk Apartments
207-213 Sacandaga Road**

**Site Plan Modification
Recommendation to TB to modify
PDD**

This application is to modify the previously approved Planned Development District for Parcel #3. The applicant is proposing to increase the size of the mixed-use building from a one or two-story 4,800 sq. ft building to a two or three-story 8,773 sq. ft. building (6,690 sq. ft. commercial with associated drive-thru) and 10 apartments (2 on the first floor), and a reduction in green space from 32.7% to 20%. The parcel is zoned Mixed-Use Planned Development.

**10. Bullets & Bourbon
104 Freemans Bridge Road**

**Recommendation to ZBA
for Use Variance**

A use variance is required to allow the applicant the ability to use the existing single-family home for short-term and long-term rentals. Obtaining a use variance was a condition of site plan approval from the PZC July 2022 meeting. The property is zoned Freemans Bridge Road Corridor District.

**11. Codino's Food Inc.
704 Corporations Park**

**SEQR Determination
Preliminary Site Plan Review**

This application is for the installation of a 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.