

TOWN OF GLENVILLE
Planning and Zoning Commission
March 13, 2017
7:00 p.m.

1. Approval of the minutes of the February 13, 2017 meeting

2. The Schenectady Distilling Company, Inc.
3304 Amsterdam Road

Site Plan Review (Final)
Public Hearing – continued
from January

This application would result in the establishment of a microdistillery in a portion of the former Rector’s Fire Department on Route 5. This business would occupy the easternmost 1,135 sq. ft. of the building, which was the easternmost service bay of the fire station. The property is zoned “Community Business.”

3. Brandywine Partners, LLC
122 Freemans Bridge Road

Revised Site Plan

This proposal calls for the construction of a 2,575 sq. ft. Verizon retail store on a 19+ acre parcel. The site plan application received conditional approval in October, 2016, whereby the applicant was directed to work with the New York State Department of Transportation (NYSDOT) to resolve the number and configuration of curb cuts. The revised site plan illustrates NYSDOT’s review and approval, which includes two curb cuts; one full-service curb cut with two exit lanes at the traffic light and one right turn-only curb cut along the northern side of the property. The revised site plan also illustrates elimination of the originally-approved pedestrian improvements (i.e. sidewalks, ADA ramps, and pedestrian signals), as DOT is willing to accept that a lack of existing sidewalks on the eastern side of Freemans Bridge Road negates the need for pedestrian improvements for this project site at this time. Should pedestrian improvements begin to appear on the east side of Freemans Bridge Road in this area, NYSDOT will require the pedestrian improvements for this property, per the Site Access Plan (Page C-611) submitted with the revised site plan application.

4. Blackbird 1, LLC
211 Sacandaga Road

Zoning Map Amendment
Recommendation to the Town
Board

The applicant is proposing to rezone 7.23 acres from “General Business” to “Planned Development – Mixed Use” to allow the establishment of a 72-unit apartment project, consisting of nine buildings of eight units each, and a 4,800 sq. ft. office/retail building. The office/retail building also includes four apartments on the second floor, bringing the total number of apartments proposed to 76. The corner of Sacandaga Road and Burch Parkway is being reserved for future commercial development; perhaps a convenience store/gas station. The property is located on the southwest corner of Sacandaga and Burch, and it includes the former Wayside Hardware business.