

TOWN OF GLENVILLE
Planning and Zoning Commission
July 10, 2017
7:00 p.m.

1. Approval of the minutes of the June 12, 2017 meeting

2. Ronald M. Woodbeck
15 Glenridge Road (Glenridge Plaza)

Site Plan Review (Final)
Public Hearing

The applicant is seeking to establish a day care center that would occupy approximately 3,264 sq. ft. of the Glenridge Plaza at 15 Glenridge Road. The day care center would accommodate up to 44 children. The property is zoned *General Business* and *Town Center Overlay*.

3. Salvatore and Suzanne Cerniglia
19 Glenridge Road (Town Center Plaza)

Site Plan Review
(Prelim. and Final Combined)
Public Hearing

This application calls for the establishment of a dance studio in 5,920 sq. ft. of vacant space in Town Center Plaza. The property is zoned *General Business* and *Town Center Overlay*.

4. Michael Gibbons
Closson Road

Minor (2-lot) Subdivision
(Preliminary)

This proposal involves the subdivision of a vacant 9.9-acre parcel into two residential building lots of 7.9 acres and 2 acres, respectively. The property is located on the north side of Closson Road, beginning about ¼ mile west of Ridge Road. The property is zoned *Rural Residential/Agricultural*.

5. Aldi, Inc.
303 Saratoga Road

Site Plan Review
(Preliminary)

Aldi's is proposing to construct a 17,825 sq. ft. supermarket on a 2.62-acre property on the west side of Route 50 (Saratoga Road), across from Market 32 (Price Chopper). The property is zoned *General Business*.

6. John Bevilacqua for Property Shop Glenville, LLC
322 Ballston Road

Site Plan Review
(Preliminary)

The applicant is seeking to open a real estate office in the former Hartford Funding bldg. on the southwest corner of Rte. 50 and Dutch Meadows Lane. The 0.83-acre parcel is zoned *Professional/Residential*.

7. AAA Tri City Construction
Building 606, Glenville Business & Technology Park

Site Plan Review
(Preliminary)

AAA Tri City is renovating the interior of Building 606 so as to allow for occupation of the building by storage, office, and light manufacturing tenants. Building 606 is was formerly occupied by the Navy Commissary, and is zoned *Research/Development/Technology*.

**8. Paul Nichols for Blackbird 1, LLC
207-213 Sacandaga Road**

**Site Plan Review
(Preliminary)**

The applicant is proposing to create a mixed use development consisting of nine buildings of eight apartment units each, and a 4,800 sq. ft. office/retail building on 6.46 acres. The office/retail building also includes four apartments on the second floor, bringing the total number of apartments to 76. The 0.81-acre corner lot on the southwest corner of Sacandaga Road and Burch Parkway is being reserved for future commercial development; perhaps a convenience store/gas station. The entire 7.27-acre project site was recently rezoned to *Mixed Use Planned Development* to accommodate this proposal.

**9. Bruno Associates
Tower Road**

**Site Plan Review
(Preliminary)**

Bruno Associates, a manufacturing and machining specialist who offers die-cutting, embossing, mold and trimming, is seeking to construct a 12,600 sq. ft. warehouse and 2,000 sq. ft. office on the Schenectady County Airport, on a 2.11 acre tract of land off Tower Road, just north of the Schenectady County Ice Rink. A 23-car parking lot is also proposed, and the building would connect to public water and sewer. The property is zoned *Research/Development/Technology*.

**10. Scotia Industrial Park, Inc.
Building 201, Glenville Business & Technology Park**

**Site Plan Review
(Preliminary)**

This application calls for leasing the easternmost 36,000 sq. ft. of the 120,000 sq. ft. Building 201 to CHEP, a pallet supply company. The company would also establish a 2.9-acre outdoor, fenced pallet storage yard to the rear (northern side) of the building. Building 201, the northernmost of the 200-series buildings, was formerly occupied by Sealed Air Corporation. The property is zoned *Research/Development/Technology*.