

TOWN OF GLENVILLE
Planning and Zoning Commission
August 14, 2017
7:00 p.m.
Revised Agenda – Item #3 Added

1. Approval of the minutes of the July 10, 2017 meeting

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

Site Plan Review (Final)
Public Hearing

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

3. Bruno Associates
Tower Road

Minor (2-lot) Subdivision
(Prel. and Final Combined)
Public Hearing

In association with the Bruno Associates site plan review application noted in item 4 of this agenda, the applicant, in partnership with Schenectady County, is looking to subdivide a 2.19-acre parcel from the Schenectady County Airport property along the west side of Tower Road.

4. Bruno Associates
Tower Road

Site Plan Review (Final)
Public Hearing

Bruno Associates, a manufacturing and machining specialist who assembles presses for die-cutting, embossing, mold and trimming industries, is seeking to construct a 12,600 sq. ft. assembly building and 2,000 sq. ft. office on the Schenectady County Airport, on a 2.19-acre parcel 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*.

5. Patrick and Mary Gibbons
Closson Road

Minor (2-lot) Subdivision
(Final) – Public Hearing

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 east of Ridge Road. The property is zoned *Rural Residential/Agricultural*.

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

Site Plan Review (Final)
Public Hearing

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.

**7. The Schenectady Distilling Company, Inc.
3304 Amsterdam Road**

**Site Plan Review (Final)
Public Hearing - Revised Site
Plan – Continued from
March**

This application would result in the establishment of a microdistillery in the former Rector's Fire Department on Route 5. Originally proposed as a two-tenant site, the building will now be occupied entirely by Schenectady Distilling. The operation will include production, storage of product and retail sales. The property is zoned *Community Business*.

**8. Scotia Industrial Park, Inc.
500 Amsterdam Road, Glenville Business & Technology Park**

**Site Plan Review
(Prel. and Final Combined)
Public Hearing**

This proposal involves the construction of a new 98,000 sq. ft. manufacturing/warehouse building and associated parking and outdoor storage space on a former industrial and office building site within the Glenville Business and Technology Park. The 7.52-acre property is located along the north side of Route 5, between E Street on the west and Capital Boulevard on the east, in front of the former Navy Commissary Building (Building 606). The property is zoned *Research/Development/Technology*.

**9. Aldi, Inc.
303 Saratoga Road**

**Site Plan Review
(Preliminary) – continued
from July**

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*.

**10. 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 was formerly occupied by the Navy Commissary, and is zoned *Research/Development/Technology*.

**11. Karen Dake for Happy Rehab, LLC
901 Maritime Drive**

**Zoning Map Amendment
SEQR Recommendation and
Recommendation on the
Rezoning Application to the
Town Board**

This proposal calls for the rezoning of the 6.22-acre parcel that includes the Maritime Center and Burnt Hills Rowing Club from *Riverfront Recreation/Commercial* and *Land Conservation* to *Commercial Planned Development District* in order to allow the former Maritime Center to be occupied by a mix of health and wellness uses, including pediatric physical rehab, a therapy gym, yoga studio and offices serving the uses. The Rowing Club, which is located on the same property, will remain as is, yet the zoning of the entire parcel would be changed to allow the mixing of recreation uses and physical therapy.

**12. James Gaudons
711 Saratoga Road**

**Site Plan Review
(Preliminary)**

The applicant is proposing to construct a 40' x 32' pole barn to be used for storage in support of his interior design business in the residence on the property. Property tax records identify this property as a single-family home. The applicant is also proposing a 30' x 32' garage and a new deck, both of which, if being built in support of the residence and not the business, would not be subject to site plan review. The property is located on the west side of Route 50, about 350 feet north of the Kingsbury Road/Route 50 intersection. The property is zoned *Community Business*.

**13. Monolith Solar
736 Saratoga Road**

**Use Variance
Recommendation to the
Zoning Board of Appeals**

Monolith Solar is proposing to install solar panels on the rooftops of five existing self-storage buildings and portions of two other self-storage buildings at 736 Saratoga Road. This proposal is considered a commercial solar installation, which is a use not presently accommodated by the Town of Glenville Zoning Ordinance. Consequently, a use variance is being requested by the applicant. The property is on the east side of Route 50, and is the last property in Glenville. In fact, a portion of the property and the buildings are located in the Town of Ballston. The property is zoned *Community Business*.