

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

1. Approval of the minutes of the October 16, 2017 meeting

2. Top Dog Enterprises, LLC
267 Saratoga Road

Site Plan Review
(Preliminary)

This agenda item calls for preliminary site plan review for the conversion of the residence at 267 Saratoga Road into a real estate office. Two new parking spaces, a handicapped access ramp, additional landscaping, and a monument sign are included with this proposal. Area variances will be required for insufficient setback/buffer for the parking area from the western property line and inadequate front yard setback from Surrey Road for the parking area. The project site is located on the northwest corner of Route 50 and Surrey Road, and is zoned *Community Business*.

3. Michael Roman for C2 Design Group and Euro Tile & Stone
Airport Road

Minor (2-lot) Subdivision
(Preliminary)

This proposal would result in the creation of a 3-acre lot from the Schenectady County Airport along the northeast corner of Airport Road and Saratoga Road (NYS Route 50). The lot is under consideration for development of a new office/warehouse building (see agenda item #4 below). The proposed lot is zoned *Research/Development/Technology*.

4. Michael Roman for C2 Design Group and Euro Tile & Stone
Airport Road

Site Plan Review
(Preliminary)

This application calls for development of a 15,200 sq. ft. building consisting of 5,184 sq. ft. of office space and 10,039 sq. ft. of warehouse space. The project site is located on a proposed 3-acre parcel on the northeast corner of Airport Road and Saratoga Road (NYS Route 50), per agenda item #3 above. The project site is zoned *Research/Development/Technology*.

5. Louis Venditti
Saratoga Road

Site Plan Review
(Preliminary)

The applicant is proposing to construct a 5,000 sq. ft. retail building and adjoining 1,200 sq. ft. storage building for occupation of the site by a flooring sales company. The vacant property is located on the west side of Route 50, just south of the antique dealer at 725 Saratoga Road, and across the street and just down from Pizza Works. The property is zoned *Community Business*.

6. Town of Glenville

Zoning Text and Map Amendments – Recommendation to the Town Board

This proposal involves a number of zoning amendments, one of which is the creation of an Adult Use Overlay Zoning District over a 19-acre portion of the Glenville Business & Technology Park. The zoning text amendments are intended to make permanent regulations that were temporarily imposed via several moratoria that will prohibit and/or alter the allowable locations of a variety of land uses. Among the land uses affected are adult-oriented uses, pawn shops, thrift stores, vapor shops, outdoor recreational uses, automotive repair shops, two-family dwellings, and multi-family uses, among others.