

TOWN OF GLENVILLE
Planning and Zoning Commission
July 14, 2014
7:00 p.m.

REVISED 7/14/14: AMEDORE APPLICATION, GLEN OAKS/INDIAN HILLS, HAS BEEN REMOVED AT THE REQUEST OF THE APPLICANT. IT IS ANTICIPATED TO BE RESCHEDULED FOR THE AUGUST MEETING

1. Approval of the minutes of the June 9, 2014 meeting

**2. Creekside Café & Coffee House LLC
658 Saratoga Road**

**Site Plan Review and Conditional
Use Permit Amendment**

This proposal calls for an expansion to the previously proposed and approved restaurant/café to include an 8'x12' prefabricated shed, 96"-long outdoor cooking grill and up to 6 picnic tables on the grass area of the rear yard. Adequate parking spaces already exist to accommodate the expansion. The project site is located on the east side of Saratoga Road, near the intersection with High Mills-Scotch Bush Road. The property is zoned *Community Business*.

**3. Benderson Development Company, LLC
268 Saratoga Road**

**Site Plan Review - Final
(Public Hearing) – continued
from June**

The applicant is proposing a 6,400 sq. ft. restaurant with 208 seats. The existing building will be demolished and the parcel will be combined with the adjacent Mayfair Shopping Center parcel. Twenty-one new parking spaces will be added on the south side of the new restaurant along with landscaped greenspace, sidewalks, and decorative lighting. The property is zoned *General Business & Town Center Overlay District*.

**4. Two Guys Realty, LLC /Mohawk Honda
175 Freemans Bridge Road**

**Site Plan Review (Preliminary) -
continued from June**

Mohawk Honda is proposing construction of an employee parking lot containing 113 spaces, landscaping, lighting and storm water management facilities on a 0.99-acre parcel that is to be combined with the existing parking lot at their current facility. The property is zoned *General Business*.

**5. Garry Garrett
Maple Avenue Extension**

**Minor 4-lot Subdivision
(Preliminary)**

The applicant is requesting minor subdivision approval to create three new single-family building lots on an existing 3.38 acre parcel located at the northwest corner of Glenridge Road and Maple Avenue Extension. Access for the new lots would be on Maple Avenue Extension. The proposed subdivision will include public water and sanitary sewer. The property is zoned *Suburban Residential*.

6. Town of Glenville

Zoning Text Amendment Recommendation to the Town Board

The Town is proposing an amendment to Section 270-52 (Fences) of the Zoning Ordinance to allow for the expanded use of electric fences. At present, electric fences are only allowed on agricultural properties. With this amendment, electric fences will be allowed as a security measure on “Research/Development/Technology”-zoned properties of the Glenville Business & Technology Park, subject to restrictions.