

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**August 11, 2014**  
**7:00 p.m.**

**1. Approval of the minutes of the July 14, 2014 meeting**

**2. Two Guyz Realty, LLC /Mohawk Honda**  
**175 Freemans Bridge Road**

**Site Plan Review (Final) -**  
**Public Hearing**

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*.

**3. Amedore Homes, LLC**  
**Hillside Drive & Comanche Road**

**Major (140-lot) Subdivision**  
**(Preliminary) – Con't. from March**  
**Public Hearing**

Amdeore Homes is seeking Major Subdivision approval to create 140 single-family building lots on an existing 214-acre parcel located between the existing Glen Oaks and Indian Hills developments. The proposed subdivision will include public water and sanitary sewer, along with stormwater management facilities and 54.3 acres of protected wetlands. The property is zoned Suburban Residential & Land Conservation.

**4. Town of Glenville**

**Zoning Text Amendment**  
**Town Board Lead Agency**

The Town is proposing to repeal Chapter 132 (Environmental Quality Review), as well as amend Chapter 242 (Subdivision of Land) and Chapter 270 (Zoning) of the Code of the Town of Glenville in an effort to redefine the roles and responsibilities of the Glenville Environmental Conservation Commission (GECC). This effort would result in the GECC taking on more traditional environmental conservation commission roles. This could include periodically reviewing and amending the Town's Open Space Plan; developing and/or reviewing proposed local legislation on subjects such as solar and wind energy; augmenting and continuing the efforts of the Town's Wellfield Protection Committee; providing input to the Town Board on various proposed state or federal-sponsored projects that may affect the environment; making recommendations to the Town Board on offers of land donation, etc. The GECC would still play a role in the review of planning/zoning applications, but this task would be limited to projects that qualify as Type I SEQR actions only.

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**Item for the August 4<sup>th</sup> agenda meeting only:**

**1. Starfire Systems**  
**8 Sarnowski Drive**

**Request to extend site plan review**  
**approval filing deadline**

Starfire Systems received site plan approval, with conditions, on March 12, 2012 to establish a small volume polymer production and prototype research and development facility in the existing vacant building at 8 Sarnowski Drive. The Town's zoning code mandates that construction must commence within two years of approval, otherwise the site plan approval will be revoked. Starfire is requesting an extension of the March 12, 2014 filing date.