

PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

February 12, 2018

Present: M. Carr, Chairman, T. Bodden, J. Gibney, J. Lippmann, P. Ragucci,  
K. Semon, M. Tanner

Also

Attending: A. Briscoe, Asst. Building Inspector, K. Corcoran, Town Planner,  
M. Cuevas, Town Attorney, L. Walkuski, Stenographer

Absent:

Meeting called to order at 7:00 PM

**Motion** to approve the Agenda

**Moved by:** J. Gibney

**Seconded by:** M. Tanner

**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

**Motion** to approve revised Agenda to include Bank of America

**Moved by:** K. Semon

**Seconded by:** P. Ragucci

**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

**Motion** to approve minutes from the January 8, 2018 meeting

**Moved by:** K. Semon

**Seconded by:** P. Ragucci

**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

**Rob Bannon for Veterans Motorcycle Club  
6437 Amsterdam Road**

**Site Plan Review  
(Preliminary)**

This proposal calls for the establishment of a meeting house for the Veterans Motorcycle Club in a former residence on NYS Route 5. The application also includes the proposed addition of new pavement to expand parking by approximately six automobile parking spots. The property is located on the south side of Route 5, approximately 1,700 feet west of Waters Road. The project site is zoned Highway Commercial. An area variance for insufficient parking space dimensions will be required as the site plan is presently configured.

Rob Bannon, the applicant was present. He said the property was purchased for the purpose of a fund-raising site and meeting house for the motorcycle club. He mentioned all the charitable work the club does i.e. providing Christmas gifts to children, donations to homeless veterans organizations, etc.

K. Semon asked what is the plan for this site and what is the size of the club membership.

R. Bannon replied their intent is to use the site for club membership meetings and for organizational meetings with regard to their charity work. The current club membership is 16.

T. Bodden asked if the property will be used for any of the fund-raising activities.

R. Bannon responded the property will not be used for fund-raising activities.

M. Carr followed up by asking if there will be any pig roasts, beer parties, or functions on the property.

R. Bannon said there won't be anything like that on the property. Another club member (name not given) said they are looking to do family cookouts, but nothing where they would start/stop a run out of site.

K. Semon asked if the functions to be held would be restricted to membership and members' families.

R. Bannon replied the functions will be restricted to members and their families.

J. Lippmann asked who owns the property and about the daily operation of the club. How many days would someone be on the site?

R. Bannon stated the property is owned by the club which is designated a 501-C3 non-profit. He indicated there is no staff. Twice a month, meetings are held in addition to several work days to keep an eye on the property. It would probably average to be 1-2 times per week however, if an event is scheduled there would be more visits to the property.

M. Carr inquired about the parking area variance and what are their plans in obtaining the variance.

R. Bannon stated they are not familiar with the process, but they were told they do need to obtain a variance.

A discussion took place regarding the number of parking spaces with regard to the membership number.

K. Corcoran, Town Planner, said the variance has to do with the parking spaces size not the number of parking spaces. Currently, the site plan shows several parking spaces are deficient in size as, per Town Code, the parking spaces need to be 9 ½ feet by 18 feet or larger.

K. Corcoran also noted that the Town's Code Enforcement Officer needs to know the square footage of the house to determine maximum occupancy of the house.

M. Carr stated that the applicant will need to re-stripe or re-configure the parking in order to meet Town Code, or the applicant will need to appear before the ZBA and get ZBA approval.

M. Carr also noted the comment regarding the driveway being substandard with respect to the curb-cut.

K. Corcoran replied the driveway issue is the width at the street, at 15 feet, and not the driveway itself. The lack of turning radii at the street is the primary concern with the driveway. He indicated the Town received an e-mail from a representative of NYSDOT, indicating the driveway is acceptable, but normally any correspondence should be on NYSDOT letterhead.

M. Carr agreed that the Town should receive NYSDOT correspondence on NYSDOT letterhead.

M. Carr inquired about the septic system. Will it be appropriately sized?

It was stated the septic system is set up for residential use, and has 1,000-gallon tank with a 400-foot leach field. The applicant has eliminated the shower and laundry service at the site and believes by removing those services it is felt the septic is adequate. There was also mention of adding another bathroom consisting only of a toilet and sink.

J. Gibney asked what do we use as the measurement for the septic system.

A. Briscoe, Deputy Building Inspector, stated the septic system is based on the number of bedrooms for residential use and for commercial use it would be based on occupancy. Ultimately, the Schenectady County Department of Health would have the final say. In his opinion, it sounds like the septic is sized correctly, but it will need to be checked to make sure it is operating correctly.

It was asked if a veteran club member, who owns a septic service, could do the inspection. The Commission said if he is qualified then the Commission would need a letter from him indicating the septic system is operational.

T. Bodden asked if there is anything else in town that is similar in use to this application. He asked if there are any other fraternal organizations or clubs in town. His concern is that the Town maintains consistency in determining occupancy. How is this being viewed, similar to a restaurant with a maximum number allowed?

A. Briscoe said the building code determines the occupancy based on usage. It places it into a classification which then determines what is allowed. It is difficult to go from a residential use to what seems to be an office /commercial space use.

A discussion took place regarding the use of the property, and the allotted number of people in the club. The use was compared to someone having a large party in a residential neighborhood. The applicant plans to have two bathrooms, and there is no kitchen currently.

P. Ragucci asked if there was an easement with regard to the neighbor's driveway.

At that time, another club member approached the dais and reviewed the site plan regarding the driveway.

K. Semon stated he visited the site and found the neighbor has encroached upon the applicant's property. There are some items outside that need to be addressed i.e. a refrigerator, an over-sized air conditioning/heating unit.

M. Carr stated the biggest issue is the club obtaining their variance.

A discussion took place as to whether the applicant should submit a revised site plan addressing the parking issue. Since there seems to be enough space to accommodate re-sizing the parking spots, it seems that approach, a revised site plan, would result in the applicant not having to obtain a variance and would save the applicant time in getting approval. It was also mentioned that the driveway is the high point, so the applicant may need a significant amount of fill to make the parking lot level.

J. Lippmann stated that the Commission needs to know how many parking spaces are needed by code.

#### MOTION

In the matter of the preliminary site plan review application by Rob Bannon for Veterans Motorcycle Club located at 6437 Amsterdam Road, for the establishment of a meeting house for the Veterans Motorcycle Club in a former residence on NYS Route 5, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

#### **Motion**

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

#### MOTION

In the matter of the preliminary site plan review by Rob Bannon for Veterans Motorcycle Club located at 6437 Amsterdam Road, for the establishment of a meeting house for the Veterans Motorcycle Club in a former residence on NYS Route 5, the Planning and Zoning Commission hereby conditionally approves the application.

Conditions of preliminary approval are as follows:

1. The applicant will provide a revised site plan showing the appropriate parking space size per Town of Glenville Code.
2. The applicant will provide documentation from their septic service company indicating a functionality (dye) test has been performed and the septic system will meet Schenectady County Department of Health standards.
3. The applicant will provide documentation from NYS Department of Transportation, on NYSDOT letterhead, with respect to the driveway and curb cut on NYS Route 5.

The Commission hereby schedules a public hearing for 3/12/18 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for 3/12/18, nine (9) copies of the revised site plan must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing date.

**Motion**

**Moved by:** M. Carr

**Seconded by:** T. Bodden

**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

**David Karasz and Garry Robinson  
40 Saint Anthony Lane**

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

The applicants are proposing to subdivide the former 11.82-acre Woodlin Club property into four residential building lots. The four residences would each contain seven bedrooms, with parking for eight cars. The homes would be occupied by memory care residents, with the residences being licensed by the New York State Office of Child and Family Services. The property is zoned Suburban Residential.

Garry Robinson, P.E. and David Karasz, the owner, and Rick Hockman were present.

G. Robinson gave a quick review of the plan. They are planning to extend the road into the former parking lot area and install a cul-de-sac. Mr. Robinson addressed the shaded areas on the site plan, and said their intention is to do a land swap with Schenectady County as one of the hiking trails for the County's preserve traverses their property. The four lots range in size from .81 acres to approximately 6.5 acres. There was an 8-inch water line used to service the main building at the Woodlin Club. That water line will be cut off and a new water line that runs to the end of the cul-de-sac will be installed along with a hydrant so the line can be cleaned out. The applicant has met with Schenectady County and the Town Building Inspector, and there will be a conventional septic system for each lot. Storm water management will be addressed by installing drywells in the center of the cul-de-sac. The buildings are slightly larger than 6,000 sq. ft. in size with a deck and stairway. Each building will have seven bedrooms and a small parking area for up to eight cars. The development will be in the front of the parcel where it is level before the land drops off.

M. Carr stated that in order for the land swap to take place both Schenectady County and the NYS Legislature will need to act since it is park land. He also indicated that during last week's agenda meeting a phased approach was discussed with regard to this project. Although there are no anticipated

problems with the land swap, it might be prudent to look at this application first as a 3-lot subdivision or phase it with the anticipation of getting the land swap approval.

D. Karasz said he still wants to continue with a 4-lot subdivision. He stated even with the present configuration the lot in question (lot #4) would still be a buildable lot to site another building, but maybe not necessarily the type of building presented on the subdivision plan. He said he spoke to Steve Feeney from Schenectady County who said pictures and maps of the parcel have been gathered and Mr. Feeney is in the process of getting the paperwork prepared for a SEQRA a negative declaration by Schenectady County. Also, D. Karasz stated that Mr. Feeney indicated that this project could go either way with an approval of 3-lots or 4-lots.

M. Carr asked if the land swap doesn't go through, will lot #4 be a buildable lot.

D. Karasz replied it will be buildable, but not with the size house currently shown on the site plan.

A brief discussion took place regarding if the land swap does not take place then the applicant will need to resubmit site plans showing a smaller building on lot #4.

M. Carr asked M. Cuevas, Town Counsel, of his opinion on how long would it take to have the land swap process completed.

M. Cuevas replied probably no sooner than June. A worst-case scenario is that it is not done this session.

Another brief discussion took place among the Commission members to understand the applicant's intent and what he would need to submit if the land swap is not approved.

M. Carr reiterated several items that were discussed with the applicant at last week's agenda meeting. These items include size of the houses, the definition of a single-family home, parking, dumpsters, garbage cans, initially two kitchens that were reduced to one kitchen, and the applicant's intent to build conforming to the definition of a single-family home.

D. Karasz said there is no reason to use dumpsters. The applicant would agree to having residential garbage can pick up.

M. Carr said the Town Highway Superintendent needs to review all plans and confirm if the proposed drywells and storm water catch basins on St. Anthony Lane are acceptable to the Town.

G. Robinson said it's a non-issue because they can't get to the existing drywells on St. Anthony Lane due to the grades being lower on the back of the cul-de-sac.

T. Bodden asked about the components of the house.

The applicant said it's still seven bedrooms, one kitchen has been removed, the living room is now a sitting room, and the word apartment has been removed.

G. Robinson said the approximate 6,500 sq. ft. size of the houses includes the deck and the stairway.

M. Carr asked for a discussion on the established vegetative buffers.

G. Robinson said the buffer will be about the same as it is now. Along the southern line there is approximately a 25-30 foot wide tree line on a higher grade that drops down about 5-8 feet, and nothing will be done with the tree line. It is estimated there is 25-30% evergreen vs deciduous trees in the buffer area. There is also a similar situation along the property's western line.

G. Robison said the previous owner had an asbestos survey done and the main building, swimming pool, fencing and tennis courts were removed.

M. Carr asked if there are any other structures or apparatus on the land.

G. Robinson said there is a small shed where the power came into the Woodlin Club. He thought it might be removed and plans would be submitted to Niagara Grid to see if they want to remove it.

M. Carr said that the power shed should be removed. Next, Mr. Carr asked if there will be any clearing of vegetation.

G. Robinson said the lot is mostly clear so, any significant vegetation will remain.

M. Carr said the storm water mapping needs to show the two existing outfalls into the Indian Kill Nature Preserve property and the method of retaining flow with quality improvement(s). There is a third outfall that was used to drain the swimming pools. It empties into the ravine on the west side of the property. This particular outfall was the source of the flow that killed a large number of fish in the Indian Kill a few years back when the club released their pool water containing high levels of chlorine. All outflows need to be shown on the map.

G. Robinson wanted to know who is familiar with this so he could talk to them.

K. Corcoran said Steve Feeney, Schenectady County, and Mike Burns, Town Planning Department, provided the information on the outflows.

M. Carr also stated a public connection should be shown on the plat from the new cul-de-sac to the Preserve, allowing neighborhood access to and from the Preserve. The method of access should be permanent, so it continues in perpetuity (either easement or property transfer). If people want to walk there they should be able to without any issues.

A brief discussion took place about access to the park lands and how to achieve that. The possibility does exist to deed a strip of land for access.

M. Carr reiterated that the applicant needs to work with the Town Building Inspector to ensure the construction of the proposed homes conforms with the definition of a single-family home within the Town Code.

M. Carr asked A. Briscoe if Town Code specifies the number and size of parking spots, size of the parking lot, or addresses a conventional driveway vs parking spaces.

A. Briscoe said the size of the parking spots is not spelled out in a residential area. The only item addressed is the maximum amount of paved area to be used for parking.

M. Cuevas pointed out that the maximum amount of area paved cannot exceed 10% of the lot.

G. Robinson said lot #1 and lot #4 may be a challenge with the 10% requirement.

A discussion took place about the operation of the homes. It was asked if the applicant had any intent of combining the residences for a common class or grouping the residences together in any way because that would be a different use than what is proposed.

M. Carr asked if there is secure access to these facilities. Is this a locked facility during the day? How would emergency responders gain access to the interior, and would the residents be able to get out?

D. Karasz replied there are regulations set forth by the NYS Office of Children and Family Services that states all the facilities have to have sprinklers installed. The doors have wander guards that notify the care operator by pager and a loud noise that a door was opened. The doors do have egress capability, allowing for someone to walk outside. A possible enhancement would be to install fencing to provide an outside area for the residents to use. Mr. Karasz also spoke about working with the various fire districts to make sure the responders would have access to the facility. He also indicated that EMS does not come to the facility frequently as the memory-care residents typically have either DNR or DNI orders.

M. Carr pointed out that although this is a subdivision for single-family homes, the applicant is proposing a use that is not commonly associated with single-family homes.

P. Ragucci asked about the building phases of the homes. How many will be built at a time?

D. Karasz stated the houses will be built two at a time.

M. Carr commented the Commission has no issues with the subdivision, as long as the proposed configuration of lot #4 allows for lot #4 to be a buildable lot.

K. Semon asked if there are any types of tanks or containers with hazardous materials left on site.

G. Robinson replied there is nothing of that nature on site.

## MOTION

In the matter of the minor 4-lot subdivision application by David Karasz and Garry Robinson, located at 40 Saint Anthony Lane, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.



**Motion**

**Moved by:** M. Carr

**Seconded by:** J. Gibney

**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

**MOTION**

In the matter of the preliminary minor subdivision application by David Karasz and Garry Robinson for a 4-lot subdivision located at 40 Saint Anthony Lane, the Planning and Zoning Commission hereby conditionally approves the preliminary application.

The Commission hereby schedules a public hearing for 3/12/18 to consider the final minor subdivision application.

To be noted for the record:

There is a planned land swap between the applicant and Schenectady County. The County of Schenectady and the NYS Legislature have to approve this in order to complete the applicant's proposal. In the event the land swap is not approved, the applicant will need to re-appear before the PZC and reconfigure one lot and the portion of another lot in order to complete the application.

Conditions of the preliminary subdivision approval are as follows:

1. The applicant will need to provide an alternate rendering if the land swap is not approved.
2. All items need to be reviewed with the Town's Highway Superintendent as far as infiltration galleries in the area of the cul-de-sac.
3. All three outfalls need to be added to the site plan to show where any storm waters will run off and potentially impact the Indian Kill.
4. The original dumpsters planned for the houses will be replaced with regular residential garbage can pick up service to be on the same cycle as the rest of the neighborhood.
5. The vegetative buffer as it is right now will remain, although the applicant may need to supplement the buffer with additional evergreens.
6. The applicant must remove the electrical shed and all other structures and items that were formerly associated with the Woodlin Club.
7. The applicant will need to provide detail calculations on the paved areas that are to be utilized for parking.
8. The applicant needs to propose either an easement or deeded property for access to the Indian Kill Nature Preserve from St. Anthony Lane.

M. Carr reiterated the PZC's role tonight is just the subdivision of the property for residential purposes. It is up to the Town Building Inspector to make sure the construction of the homes is in accordance with what is considered a single-family home. There are concerns for the planned use of the property.

The Commission hereby schedules a public hearing for 3/12/18 to consider the final minor subdivision application. However, in order for the Commission to schedule a public hearing for 3/12/18, nine (9) copies of the revised subdivision map and/or requested information must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing.

**Motion**

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

**Wright Partners for AutoZone  
466 Ballston Road**

**Conceptual Site Plan**

Wright Partners is interested in constructing a 7,381 sq. ft. AutoZone retail store on the property of the vacant First Niagara Bank building, located just north of Mohawk Honda. The vacant bank building would be demolished to make way for the AutoZone store. As proposed, a number of significant area variances would be required to accommodate this project.

Kurt Hutter, Wright Partners and Caryn Mlodzianowski, Bohler Engineering, were present.

K. Hutter gave a quick background on Wright Partners. They are a real estate development company located in the Philadelphia area and are the preferred developer of AutoZone. They have already developed about 15-20 AutoZones. The company has been around since 1998 primarily doing retail and shopping center development. AutoZone is a national chain that offers auto parts but does not provide auto service i.e. oil changes, change of auto fluids, etc. If a customer wanted windshield wipers changed an AutoZone employee would change the wipers, but would not charge for the service. AutoZone is open seven days a week 7:30 AM to 9:00 PM except for Sundays when they open at 8:00 AM. Employee numbers range between 12 -15 people, including the management.

P. Ragucci asked about deliveries to area mechanics that order parts through AutoZone.

K. Hutter replied he did not know if they actually deliver to area mechanics.

C. Mlodzianowski stated the site is 1-acre that is currently developed with a vacant bank building. The bank building has a building canopy foot print of approximately 9,700 sq. ft. The proposal would demolish the bank building and replace it with a 7,381 sq. ft. AutoZone retail store in the same general location that the bank is in today. There is existing access to Route 50 and Freemans Bridge Road as well as cross access to the adjacent Oliver's Café. The retail store would face Route 50 using the existing access with 17 parking spaces out in front of the store and another 20 spaces to the rear of the store on the eastern portion of the site. Due to the lot's irregular shape, they have met with the Building Department and Planning Departments to help decide which yards are front yards and side yards. This lot has two front yards, on each frontage. There are anticipated building set back variances that will need to be obtained from the Zoning Board of Appeals on both the northern edge and rear of the building. Current parking proposal meets the town's standards however, the green space that borders

Route 50 is only 9 feet wide at the narrowest point vs the 25 feet required by Town Code, and within that area the applicant is proposing three parking spaces which would be another anticipated variance.

M. Carr asked what is the proposed overall green space; will it increase or decrease from what is currently there.

C. Mlodzianowski stated currently it is approximately 29% while their proposal is around 27%. They could look at increasing the green space.

C. Mlodzianowski next discussed the brand's architecture with the color scheme and canopy and column that is located over the entrance way. However, due to the Town's design guidelines they came back with a new rendering. There is a peaked façade over the vestibule, brick veneer along the bottom and columns, and a stone block building.

M. Carr asked K. Corcoran about colors in the area, and asked C. Mlodzianowski if the color scheme could be muted.

J. Lippmann said it would be difficult for her to justify the variance for the reduction of green space buffer along Route 50. It is a prominent intersection of the Town and the reduction would be a move in the wrong direction.

C. Mlodzianowski said the current Route 50 green space could be maintained and they would look at the possibility to increase it.

A discussion took place regarding the current building's foot print and how the green space calculations were made. The use intensity of the site was also discussed.

M. Carr asked if a lighting plan has been prepared.

K. Sutter said a lighting plan has not yet been prepared, but the lights turn off one hour after the store closes and the lights are downward facing.

C. Mlodzianowski stated lighting will include downward facing wall packs. A lighting plan needs to be assembled to address any other lighting issues, i.e. light poles for safety.

T. Bodden asked if the AutoZone sign is illuminated.

C. Mlodzianowski replied it is illuminated.

M. Carr asked about the traffic circulation.

C. Mlodzianowski said they envision both accesses being used as they were for the bank.

P. Ragucci stated how the lot has been used as a cut through from Route 50 to Freemans Bridge Road to try and avoid the Route 50/Freemans Bridge Road intersection.

C. Mlodzianowski replied they are aware of that situation and will keep the speed humps in place.

M. Carr said he was informed there was some type of agreement with the owners of Oliver's Café regarding traffic circulation.

K. Hutter said there is a recorded document allowing reciprocal access both ways and a triangular easement area. The bank currently falls over the property line, but with the removal of the bank the easement is not necessary. The applicant is fine with a cross access for vehicles going back and forth to use either business.

K. Semon asked about their plans for snow removal.

C. Mlodzianowski stated there is room to push the snow to the rear parking area.

M. Carr asked about the width of the green space between the rear parking area and Mohawk Honda.

C. Mlodzianowski said the green space is about 25 feet.

M. Carr asked what are the brand's standard building sizes and also inquired as to why the applicant chose a 7,381 sq. ft. building.

K. Sutter said there are several prototypes that average between 6,000 sq. ft to 7,600 sq. ft. The applicant is trying to maximize AutoZone's success. The other reason is architecturally based, as the smaller store doesn't allow for the entrance to be on the corner of the building making it centrally located between the parking areas.

J. Lippmann asked what is the typical parking requirement for the store.

K. Hutter said he believes the parking spots located along the Route 50 frontage could be removed, but he wouldn't want to lose any of the remaining 17 spots in the front. The employees would be parking in the rear, and if need be, there could be an increase in green space by losing several parking spots in the rear.

K. Corcoran said town staff would prefer to see the 3 parking spaces removed along Route 50 to keep the green space buffer on Route 50, as was required of Mohawk Honda.

K. Semon inquired about the loading dock located on the north end.

K. Sutter said an average store gets one delivery a week and they deliver during non-peak hours. It's not a loading dock, only a double door entry for deliveries. The deliveries are off a 50- foot truck and delivered by hand (items come on pallets).

K. Corcoran said the Town Code addresses colors for inside/outside the Town Center. This location is outside the Town Center so the requirements are as follows; no reflectant colors, high intensity colors, metallic, black or fluorescent colors are prohibited. Earth tone or neutral colors are preferred.

A brief discussion took place regarding the illuminated light and whether or not the Town can regulate the brightness of the light and length of time the sign is illuminated.

A discussion took place regarding sidewalks and it was suggested that a space be reserved for sidewalks on the Freemans Bridge Road side. It was also discussed that it will be several months before the Complete Streets Plan is available, which will provide the planned location and dimension of sidewalks and/or multi-use paths. It was expressed that an escrow account be set up for installation of future sidewalks to complement the Freemans Bridge Road Complete Street Plan.

J. Lippmann asked how much site disturbance will be involved.

C. Mlziadnowski stated its less than 1 acre; about ¾ acre.

**Bank of America  
200 Saratoga Road**

**Site Plan Review  
(Preliminary)**

Bank of America is proposing to make a number of modifications to their parking lot and building lighting. The property is zoned General Business and Town Center Overlay District.

Jacqueline Menges, Project Expediters, represented Bank of America.

J. Menges stated the light fixtures have been revised along Saratoga Road and the Target driveway to be Sternberg acorn fixtures. It will increase the number of fixtures that will be on the poles, but does not increase the output by much from the originally proposed Cree fixtures. The finish has been changed to black instead of bronze. Two options have been presented to the Commission for the two front wall-mounted lights and both show all new poles will be 18 feet in height. The existing front wall-mounted lights are 20 feet and the applicant wanted to keep them at 20 feet to prevent additional replacement costs. Option 1 keeps these two lights at their present 20-foot height, while Option 2 lowers the height to 18 feet.

Town Code limits the height of light fixtures to 18-feet for pole-mounted lights only. There is no such limit for wall-mounted lights and since the 20-foot tall existing wall-mounted light locations actually result in a lower lighting impact than the 18-foot wall-mounted lighting option, the PZC is okay with the existing wall-mounted locations at 20-feet.

A discussion took place regarding the lighting, foot candles, and the light temperature. It was also discussed that since waivers are no longer required from the Town Center regulations, there is no need for a third-party engineer to review this application.

**MOTION**

In the matter of preliminary site plan review application by Bank of America located at 200 Saratoga Road, with a proposal to make modifications to their building and parking lot lighting, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

**Motion**

**Moved by:** M. Carr

**Seconded by:** J. Gibney

**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

MOTION

In the matter of preliminary site plan review application by Bank of America located at 200 Saratoga Road, with a proposal to make modifications to their building and parking lot lighting, the Planning and Zoning Commission hereby approves the application.

The Commission hereby schedules a public hearing for 3/12/18 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for 3/12/18, nine (9) copies of the revised site plan must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing date.

And to reiterate, the Commission chose Option 1 for the two front-of-building wall-mounted light fixtures.

**Motion**

**Moved by:** M. Carr

**Seconded by:** K. Semon

**Ayes:** 7 **Noes:** 0 **Absent:** 0

Motion Approved

With no further business the meeting was adjourned at 9:04 PM

Submitted by:

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Lynn Walkuski, Stenographer

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Linda C. Neals, Town Clerk