

TOWN OF GLENVILLE
Planning and Zoning Commission
December 14, 2020
7:00 p.m.

1. Approval of the minutes from the November 9, 2020 meeting.

**2. MAG Land Development
231 & 233 Saratoga Road**

**Recommendation to Town Board
Zoning Change &
SEQR Determination**

The applicant is proposing a zoning change for 231 Saratoga Road to “General Business” to accommodate their proposed plan for the construction of a food service restaurant which is not an allowed use in the current zoning “Professional/Residential”. Additionally, the applicant wants to include a zoning change to 233 Saratoga Road from “Community Business” to “General Business” to continue the zoning abutting to the north of 233 Saratoga Road and prevent spot zoning.

**3. John Rinebolt
404 Ballston Ave**

**Recommendation to ZBA
re-subdivision/lot line adjustment
area variances**

The applicant is proposing to re-draw property lines for 404 Ballston Ave (SBL #30.10-2-8) and the property to the north (SBL # 30.10-2-9). 404 Ballston Ave currently has two dissimilar buildings on it, a single-family residence and a commercial building. Re-drawing the lines is to establish 404 Ballston as a residential property and the northern parcel as a commercial property. This request will result in obtaining four variances; three for the residential lot – frontage, lot size and setback and one variance for the commercial lot – frontage. These parcels are both in the “Professional/Residential” district.

**4. Town of Glenville
18 Glenridge Road**

**Recommendation to Town Board
Zoning Code Amendment
Large Scale Solar Energy Farm
Overlay District &
SEQR Determination**

The proposed solar energy local law is to create a solar overlay district which allows installation of solar farms as a source of renewable energy that serves the community. It provides for the responsible development of parcels adequately sized that are located near substations but are otherwise difficult to develop. The development of large-scale solar requires consideration of the neighborhood’s needs including but not limited to aesthetics, safety and private investment into community amenities, such as the park system. Furthermore, this Solar Energy Local Law is adopted to advance and protect the public health, safety, and welfare of Town by creating regulations for the installation and use of solar energy generating systems and equipment.