

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**April 11, 2022**  
**7:00 p.m.**

**1. Approval of the minutes from the March 14, 2022 meeting.**

**2. Swaggertown Solar II, LLC  
653 Swaggertown Road (East Side)**

**Public Hearing  
Final Site Plan Review**

This application is for the development of a ground mounted solar array located to the east of Swaggertown Road. The area occupied by the solar array is approx. 18.35+/- acres. Access to the solar farm will be from Swaggertown Road via the existing gravel access road currently providing access to the farm fields where the solar farm will be located. General work for the site includes removal of vegetation, grading, installation of a pervious haul road, solar arrays, overhead & underground electric, and a 7-foot-high perimeter chain link fence. The property is zoned Rural/Residential/Agricultural and did receive approval from the Town Board (December 2021) to be included in the Solar Overlay District. Only the eastern portion of this project is considered with this application.

**3. Swaggertown Solar I, LLC  
653 Swaggertown Road (West Side)**

**Public Hearing  
Final Site Plan Review**

This application is for the development of a ground mounted solar array located to the west of Swaggertown Road. The solar array area is approx. 12.5 +/- acres. Access to the site will be from a new limited use permeable gravel access road extended from Swaggertown Road. General work for this site includes removal of vegetation, grading, installation of pervious haul road, solar arrays, overhead & underground electric, and a 7-foot-high perimeter chain link fence. Additionally, topsoil, seeding & mulching will be included for areas of minor site grading and areas where tree clearing was performed. Screening will be provided with Town input if necessary. The property is located in the Rural/Residential/Agricultural District and received approval from the Town Board (December 2021) to be included in the Solar Overlay District. Only the western portion of this project is considered with this application.

**4. Horstman Farm Mixed Use Planned Development  
Swaggertown Road & NYS Route 50**

**Recommend to Town Board  
Zone Change to Mixed Use  
Planned Development District**

This project includes four parcels totaling 11.4-acres. Largest parcel is 8.7-acres (vacant) between Swaggertown Road & Route 50. Remaining three parcels are south of Swaggertown and on both sides of Birch Knoll Drive and are vacant farmland. Project proposes 44 condominium units on east side of Swaggertown Road with two full access driveways, 16 condominium units on the west side of Swaggertown Road with a full access driveway, and two mixed use buildings comprised of 3,000 sq. ft (commercial – 1st floor) and three apartment units (2nd floor) per building to be located north side of Route 50. Access is proposed to the north of Route 50. All the roads will be privately owned by an HOA responsible for all maintenance. Parcels are zoned Suburban Residential and/or Professional Residential.