

TOWN OF GLENNVILLE
Planning and Zoning Commission
March 14, 2022
7:00 p.m.

1. Approval of the minutes from the February 14, 2022 meeting.

2. Hoffman Hill Holdings, LLC
7152 Amsterdam Road

Public Hearing
Final Site Plan Review

This proposal is to convert the existing maple farm into a distillery and cooperage. The site (+/- 30-acres) currently has a 6,500 sq. ft. building, two driveway entrances and +/- 45 parking spaces. Two new commercial buildings (8,500 & 10,500 sq. ft. respectively) are proposed for the rear of the parcel. Existing lawn area along western edge will be reserved for overflow parking and special events. New distillery will connect to existing drilled water well and existing sewage disposal system. Hours of operation M-F 8am-5pm, Sat. 12pm – 8pm, and Sun. 12pm-6pm. Parcel is zoned Highway Commercial/Rural Residential Agricultural.

3. Crystal's Events
19 Glenridge Road

SEQR Determination, Preliminary
Site Plan Review, Public Hearing,
Final Site Plan Review

The applicant wishes to use the 3,000 sq. ft. former space occupied by The Joyful Quilter located at 19 Glenridge Road. A variety of uses are planned for this space including, but not limited to parties, weddings, assemblies, kid's parties/events, as well as counseling. Maximum proposed occupancy is 70. Hours of operation vary depending upon the use. The parcel is located within the Town Center Overlay /General Business districts.

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

SEQR Determination
Preliminary 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.

5. Swaggertown Solar II, LLC
653 Swaggertown Road (West Side)

SEQR Determination
Preliminary 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.

**6. 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 twelve 4-unit, 2-story condominiums, buildings, two 2-unit, 2-story condominiums 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 on the largest parcel with 3 proposed curb-cuts. Parcel located west of Birch Knoll Drive is scheduled for two 4-unit, 2-story condominiums while the two parcels east of Birch Knoll Drive will share three 4-unit, 2-story condominiums. Access will be via a single curb cut along Swaggertown. All the roads will be privately owned by an HOA responsible for all maintenance. Parcels are zoned Suburban Residential and/or Professional Residential.