

TOWN OF GLENVILLE
Planning and Zoning Commission
October 18, 2021
7:00 p.m.

1. Approval of the minutes from the September 13, 2021 meeting.

2. Glenville Gun Center
98 Freemans Bridge Road

Public Hearing
Final Site Plan Review

This application is for the establishment of a retail firearms store to be located in the former Goldstock's Sporting Goods building. Current zoning for this site is Freemans Bridge Road Corridor.

3. Stephen MacDonald
115 Maple Avenue

SEQRA Determination
Preliminary Subdivision Review
Recommendation Area Variance

This parcel is currently a single, 1.8-acre parcel. Proposal is to create two parcels, one .6-acre and one 1.2-acre. The larger of the two parcels would contain the existing house and garage. At this time there are no specific plans for the smaller .6-acre parcel however, future intent would be to build another single-family residence. Current zoning for this site is Suburban/Residential. An area variance is required for the creation of .6-acre parcel. Minimum lot depth in Suburban/Residential is 150 feet and the applicant only has 120 feet therefore, a variance of 30 feet will be needed for the northern property line.

4. Swaggertown Solar I, LLC
653 Swaggertown Road

Recommendation to Town Board
Zoning Change to Solar Overlay
District

This application is for a zoning change to SBL# 15.-1-16.1 currently zoned Rural Residential / Agriculture. This parcel, approximately 113-acres, is split by Swaggertown Road and the applicant intends to develop both sides with a ground mounted solar array. Solar development on the western side is approximately 8.9 +/- acres out of roughly 38.4-acres. Development on the eastern side is approximately 15.3 +/- acres out of roughly 75-acres.