

**TOWN OF GLENVILLE**  
**Planning and Zoning Commission**  
**October 16, 2017**  
**7:00 p.m.**  
**(Amended agenda – added item #4)**

**1. Approval of the minutes of the September 11, 2017 meeting**

**2. James Lawrence**  
**Snake Hill Road**

**Minor (2-lot) Subdivision**  
**(Final) - Public Hearing**

This proposal calls for the creation of a 5.21-acre residential building lot from a 96-acre parcel. The proposed lot is located on the south side of Snake Hill Road, immediately west of the power lines. The property is zoned *Rural Residential/Agricultural*.

**3. Top Dog Enterprises, LLC**  
**267 Saratoga Road**

**Conceptual Site Plan**

This agenda item is a conceptual site plan for the conversion of the residence at 267 Saratoga Road into a real estate office. Two new parking spaces, a handicapped access ramp and a monument sign are included with this proposal. It appears that an area variance will be required for insufficient 25' front yard buffer from Surrey Road for the two new proposed parking spaces, at least. The project site is located on the northwest corner of Route 50 and Surrey Road, and is zoned *Community Business*.

**4. Matt Sames for Pet Lodge/Checkerhill Farm**  
**53 Freemans Bridge Road**

**Conditional Use Permit**  
**Recommendation to the**  
**Zoning Board of Appeals**

The applicant is requesting to install a 98' x 12.5' outdoor dog "yard area" along the south side of the building, adjacent to Sarnowski Drive. The yard area would be enclosed by a solid 6 foot-tall PVC fence. This request also includes installation of a dumpster enclosure and 6 foot-tall PVC fence to the rear (west side) of the building. The dog yard area requires an area variance for insufficient setback (35' minimum setback required, no setback being provided). The property is zoned *General Business*.