

PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

November 8, 2021

Present: J. Gibney, N. Brower Dobiesz, J. Lippmann, P. Ragucci, K. Semon,
M. Tanner

Also

Attending: M. Cherubino, Dir. of Comm Dev., C. Heinel, Town Attorney,
L. Walkuski, Stenographer

Absent: M. Carr

Meeting called to order at 7:00 PM

Motion to approve the Agenda

Moved by: J. Lippmann

Seconded by: K. Semon

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

Motion to approve minutes from the October 18, 2021 meeting

Moved by: K. Semon

Seconded by: P. Ragucci

Ayes: 6 **Noes:** 0 **Absent:** 1

Motion Approved

Stephen MacDonald
115 Maple Avenue

Public Hearing
Final Subdivision Review

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. The ZBA granted the area variance for the northern property line on 10/25/21.

Stephen MacDonald, the applicant, was present.

J. Gibney asked the applicant if there was anything else that needed to be discussed with this project.

K. Semon asked how the meeting with the Zoning Board of Appeals went.

S. MacDonald said he did receive the requested area variance from the Zoning Board of Appeals. There were a couple of stipulations. The future build would be a single-family only and would have to be within the current prescribed setbacks. He has no problem with either of those.

At this time J. Gibney opened the public hearing. With no comments from the floor, the public hearing was closed.

MOTION

In the matter of the final minor subdivision application by Stephen MacDonald for a two– lot subdivision located at 115 Maple Avenue, the Planning and Zoning Commission hereby approves the application. The Commission’s decision is based upon the following findings:

The proposed final minor subdivision takes into consideration the relationship of this project to the neighborhood and the community and the best use of the land being subdivided. Factors considered include:

- Compliance with the requirements of the Zoning Ordinance and the policies of the Comprehensive Plan.
- Logical arrangement, location and width of streets.
- The lots’ and streets’ relationship to the topography of the site.
- Adequacy and arrangement of water supply, sewage disposal and drainage.
- Accommodation for future development of adjoining lands as yet unsubdivided.
- Adequacy of lot sizes to achieve the above.

Further, this Commission finds that a proper case exists for requiring the applicant to provide suitable land for park or playground purposes. The need for additional park and recreation facilities has been documented in the Comprehensive Plan, in addition to having been identified by both the Glenville Park Planning Committee and the Community Center Planning Committee.

However, due to the small number of lots in this particular subdivision, and/or the physical constraints of this particular site this Commission finds that the imposition of an in-lieu-of fee is more appropriate than land dedication for this particular subdivision. The recreation fee to be levied is \$1,000.00 per new lot. In this case, the applicant is hereby required to pay a fee of \$1,000.00.

Motion

Moved by: J. Gibney

Seconded by: K. Semon

Ayes: 6 Noes: 0 Absent: 1

Motion Approved

S. MacDonald asked if the \$1,000.00 recreation fee could be explained.

C. Heinel replied any residential subdivision is subject to the parkland/recreational fee. When you subdivide lots and create less open space, a parkland/recreational fee is assessed. Residential subdivisions need to allow for park and/or recreational areas. In this case, the property is too small to provide open space so, the recreational fee is assessed. The fee is then placed in a fund which will go to fund other parkland items/open spaces within the town.

A general discussion took place regarding the recreation fee.

With no further business the meeting was adjourned at 7:10 PM.

Lynn Walkuski, Stenographer

Julie Davenport, Town Clerk