

TOWN OF GLENVILLE
ZONING BOARD OF APPEALS
18 Glenridge Road
Glenville, New York 12302

PLEASE TAKE NOTICE that the Zoning Board of Appeals will meet at the Glenville Municipal Center, 18 Glenridge Road, Glenville, NY 12302, on **Monday, December 18, 2023**, at **7 p.m.**, to hear all persons interested in the following applications as provided for by the Codes of the Town of Glenville.

- 1) Application of Neil Muscatiello, 3718 West Glenville Rd, Glenville, NY 12302**, for the construction of a 26'x36' detached garage. This property is located in the Rural/ Agricultural Zoning District. It is identified on the map as parcel# 3.-1-16.212

In accordance with the Codes of Glenville, the following variances are requested:

270-9c – Accessory uses and structures location. Parcels located within the RA District and having a continuous area greater than 3 acres may have accessory structures placed within the front yard only if the accessory structure satisfies the front setback required of a principal structure in the RA Zone (75ft). In all other zoning districts, no permitted accessory use or building will be located in any front yard. The applicant is proposing to build the 26'x36' garage that is 40lf from the road. Therefore, a variance of 35lf is requested.

- 2) Application of Charles Fogg, 166 Stage Rd, Ballston, NY 12019**, for a subdivision at 503 Saratoga Rd that would result in a non-conforming lot. This property is located in the Professional Residential Zoning District. It is identified on the map as parcel# 15.8-5-34

In accordance with the Codes of Glenville, the following variances are requested:

270 Attachment 1, Table of Dimensional Regulations: Minimum road frontage in the Professional Residential zoning district is 140 feet. The frontage for the proposed lot is 10.77 ft, therefore a variance of 129.23 ft is requested.

3) Application of Charles Fogg, 166 Stage Rd, Ballston, NY 12019, for a subdivision at 505 Saratoga Rd, that would result in a non-conforming lot. This property is located in the Professional Residential Zoning District. It is identified on the map as parcel# 15.8-5-34

In accordance with the Codes of Glenville, the following variances are requested:

270 Attachment 1, Table of Dimensional Regulations: Minimum road frontage in the Professional Residential zoning district is 140 feet. The frontage for the proposed lot is 49.5 ft, therefore a variance of 90.5 ft is requested.

270 Attachment 1, Table of Dimensional Regulations: Minimum lot size in the Professional Residential zoning district is 30,000 square feet. The lot size for the proposed lot is 11,266 square feet ft, therefore a variance of 18,734 square feet is requested.

**By Order of the Chairman
Zoning Board of Appeals
Town of Glenville**