

**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, September 26, 2022, at 7 p.m.**, to hear all persons interested in the following application as provided for by the Codes of the Town of Glenville.

- 1) Application of Mark Duchesne, 31 Harmon Road, Glenville, NY 12302**, to install a 6 ft vinyl privacy fence to replace an existing 4ft chain link fence in the front yard located on Drott Dr. This property is located in the Suburban Residential Zoning District. It is identified on the tax map as parcel # 16.-9-2-42

In accordance with the Codes of Glenville, the following variance is requested:

**270-52 C (2) – Fences - Residential Uses**

Fences on residential properties will not exceed four feet in height in the front yard, including alongside lot lines to the front of the front plane of the dwelling. The applicant is proposing to install a 6 ft vinyl privacy to replace an existing 4ft chain link fence in the front yard located on Drott Dr. This property is a corner lot and as per town code corner lots have two front yards. Therefore, the applicant is seeking a variance to install a 6ft fence in a front yard.

- 2) Application of Bullets & Bourbon, LLC, 1702 Central Avenue, Albany, NY 12205, for 104 Freeman’s Bridge Road, Glenville, NY 12302**, To utilize an existing single-family home for short-term and long-term rentals. This property is located in the Freemans Bridge overlay district. It is identified on the tax map as parcel # 30.15-1-13.3.

In accordance with the Codes of Glenville, the following variance is requested:

## **270-100 Discontinuance of nonconforming use.**

If a nonconforming use or the use of a nonconforming building, structure, or property is discontinued for a period of 12 consecutive months, the lawful nonconforming use is terminated, and any subsequent use of the building, structure, or property must comply with the requirements of the zoning district in which it is located. The applicant is proposing to utilize a vacant single-family residence as a short-term or long-term rental unit. Residential units are not allowed within the Freemans bridge zoning district. The residence has been vacant for more than 12 consecutive months and must be utilized for a use that is allowed in the current zoning district. Therefore, the applicant is seeking a use variance to utilize the single family home as a rental unit.

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