

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, August 28, 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 Shauneen Kuczek, 35 Rosemere Rd extension, Glenville, NY 12302**, for the installation of a 12'x20' shed. This property is located in the Suburban Residential Zoning District. It is identified on the map as parcel# 15.-1-22

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

270-9c – Accessory uses and structures location. No permitted accessory structure shall be located in any front yard. The applicant is proposing to install a 12'x20' shed in the front yard. Therefore, the applicant is seeking a variance to install the shed in the front yard.

- 2) Application of Anthony Stone, 1345 Washout Rd, Glenville, NY 12302**, for the construction of a 48'x64' barn with an attached 28'x34' workshop. This property is located in the Rural/ Agricultural Zoning District. It is identified on the map as parcel# 13.-1-49.2

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

270-9F (3) – Accessory uses and structures. Accessory structures shall not exceed 2400 square feet in the Rural/ Agricultural Zoning District. The applicant is proposing the construction of a 48'x64' barn with an attached 28'x34' workshop which is 4024 square feet. A variance of 1624 square feet is requested.

270-9c – Accessory uses and structures location. No permitted accessory structure shall be located in any front yard. The applicant is proposing to construct a 48'x64' barn with an attached 28'x34' workshop in the front yard. Therefore, the applicant is seeking a variance to install the 48'x64' barn with an attached 28'x34' workshop in the front yard.

270-9D – Accessory uses and structures. Height. No accessory building or structure shall exceed 15 feet mean height. The applicant is proposing a 48'x64' barn with an attached 28'x34' workshop with a mean height of 22.6 feet. Therefore, a variance of 7.6 feet is requested.

3) Application of Brett Daley, 715 Charles Rd, Glenville, NY 12302, for the construction of a 24'x26' garage. This property is located in the Suburban Residential Zoning District. It is identified on the map as parcel# 38.7-6-9.1

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

270-9G(2) – Accessory uses and structures. Accessory structures shall not exceed 576 square feet in the suburban residential zoning district. The applicant is proposing the construction of a 24'x26' garage which is 624 square feet. Therefore, a variance of 48 square feet is requested.

270-9G(2) – Accessory uses and structures. Accessory structures exceeding 276 square feet in the suburban residential zoning district must be located a minimum of 10 feet from all property lines. The applicant is proposing the construction of a structure which will be 6 feet from the property line. Therefore, a variance of 4 feet is requested.

270-9G(4) – Accessory uses and structures. The combined footprint of all accessory structures may not exceed 75% of the footprint of the dwelling. The total combined footprint of all accessory structures allowed is 1189 square feet. The total square footage of all existing accessory structures and the proposed structure is 1439 square feet. Therefore, a variance of 250 square feet is requested.

4) Application of Scotia Industrial Park Inc, 220 Harborside Dr, Schenectady NY 12305, for 300 BelGioioso Blvd. Rd, Glenville, NY 12302, for a subdivision that would result in non-conforming lot coverage and setbacks for an existing building. The existing building will be demolished once the subdivision is completed. This property is located in the Research and Technology Zoning District. It is identified on the map as parcel# 29.00-3-24.1

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

270 Attachment 1 – Lot coverage: lot coverage shall not exceed 30% in the research and development zoning district. The applicant is proposing a lot coverage of 55.9%. A variance of 25.9% is requested.

270 Attachment (1) front setback: The minimum front setback in the in the research and development zoning district is 50ft. The applicant is proposing a setback of 38.2 ft. A variance of 11.8 ft is requested.

270 Attachment (1) Side setback: The minimum side setback in the in the research and development zoning district is 50ft. The applicant is proposing a setback of 32.7 ft. A variance of 17.3 ft is requested.

270 Attachment (1) rear setback: The minimum rear setback in the in the research and development zoning district is 50ft. The applicant is proposing a setback of 47.5 ft. A variance of 2.5 ft is requested.

5) Application of Scotia Industrial Park Inc, 220 Harborside Dr, Schenectady NY 12305, for 405-406 Amsterdam Rd, Glenville, NY 12302, for a subdivision that would result in non-conforming lot coverage and setbacks for an existing building. The existing building will be demolished once the subdivision is completed. This property is located in the Research and Technology Zoning District. It is identified on the map as parcel# 29.00-3-25.1

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

270 Attachment 1 – Lot coverage: lot coverage shall not exceed 30% in the research and development zoning district. The applicant is proposing a lot coverage of 56.2%. A variance of 26.2% is requested.

270 Attachment (1) front setback: The minimum front setback in the in the research and development zoning district is 50ft. The applicant is proposing a setback of 9.7 ft. A variance of 40.3 ft is requested.

270 Attachment (1) Side setback: The minimum side setback in the in the research and development zoning district is 50ft. The applicant is proposing a setback of 37.7 ft. A variance of 12.3 ft is requested.

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