

**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, March 25, 2024**, 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, Dylan Drewes, 272 Saratoga Road, Glenville, NY 12302, for Tune Skis, 139 Freeman's Bridge Road, Glenville, NY 12302**, this application is for reduction in green space requirements due to improvements, additional parking area and 2nd entry/exit location. This property is located in the Freeman's Bridge Road Corridor District. It is identified on the map as parcel# 30.14-2-1

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

**270-141 B: Site and landscape design standards. (1) Minimum landscape area.**

**All nonresidential uses will retain at least 35% of the property as green space.** The applicant is proposing a site plan with 20.1% green space. Therefore, a variance of 14.9% is requested.

- 2) Application of, Hindes Properties, LLC, 38 Rosemere Road, Ballston Lake, NY 12019, for Plush Hair Salon, 765 Saratoga Road, Glenville, NY 12302.** The applicant is requesting a Conditional Use Permit for a Yoga Studio to be established in the rear of the salon. This property is located in the Community Business zoning district. It is identified on the map as parcel# 10.13-1-14.411

In accordance with the Codes of Glenville, the following is being requested: A conditional use permit in order to establish a yoga studio.

**270-18 C: Uses permitted by conditional use permit which also require site plan review.**  
**(1) Indoor recreation facilities.**

**3) Application of, Luco Associates, LLC, 2505 Whamer Lane, Niskayuna, NY 12309** at 27 Airport Road, Glenville, NY 12302. For a proposed development which includes a 4,800 SF of office, a 12,000 SF warehouse and a 0.86 Acre fenced contractor yard. This property is located in the Research/Development/Technology zoning. It is identified on the map as parcel# 30.-1-44

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

**270-7: Building Side Yard Setback:** The minimum requirement is 50 feet, the proposed setback is 23.71 feet, therefore a variance of 26.29 feet is requested.

**270-73: Parking Front Setback:** The minimum requirement is 25 feet, the proposed setback is 6 feet, therefore a variance of 19 feet is requested.

**270-53.1: Contractor Yard Front Setback:** The minimum requirement is 50 feet, the proposed setback is 3 feet, therefore a variance of 47 feet is requested.

**270-53:1 Contractor Yard Side Setback:** The minimum requirement is 50 feet, the proposed setback is 10 feet, therefore a variance of 40 feet is requested.

**270-53:1 Contractor Yard Rear Setback:** The minimum requirement is 50 feet, the proposed setback is 7 feet, therefore a variance of 43 feet is requested.

**270-73 D (1): Number of Entrances/Exits:** The maximum number is 2, the proposed is 3, therefore a variance of 1 is requested.

**4) Application of, Luco Associates, LLC, 2505 Whamer Lane, Niskayuna, NY 12309** at 27 Airport Road, Glenville, NY 12302, for a Conditional Use Permit to establish a 0.86 acre fenced contractor yard for **Mid-State Industries, LLC**. This property is located in the Research/Development/Technology zoning. It is identified on the map as parcel# 30.-1-44

In accordance with the Codes of Glenville, the following is being requested: A conditional use permit in order to establish a contractor's yard.

**270-20 D. (4) Contractor's offices, shops and yards, require Conditional Use Permit which also require site plan review.**

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