

**TOWN OF GLENVILLE
ZONING BOARD OF APPEALS**

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 24, 2020**, 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 Raymond & Kathleen Collar, 14 Cedar Lane, Glenville, NY 12302**, for an Area Variance in regard to proposed construction of an addition on the back of the house, as well as a new front entryway vestibule and porch on the front of the house. This parcel is identified on the tax map as parcel# 15.20-4-45 and is located in the Suburban Residential Zoning District.

In accordance with the Codes of Glenville, the following Area Variances are being requested.

270, Attachment 1:1 Minimum side setback required is 15 feet. Applicant is proposing a setback of 14 feet and requesting a variance of 1 foot.

270, Attachment 1:1 Minimum front setback required is 30 feet. Applicant is proposing a 10 foot setback from the front property line and requesting a 20 ft variance for the front setback.

This application had been tabled from the July 27 ZBA Meeting.

- 2) Application of Dr. Karamdeep Singh, 7 Cinnamon Lane, Clifton Park, NY 12065**, for an area variance in regard to the proposed construction of a parking lot at **170 Saratoga Road Glenville Ny 12302**, located 10 foot from the Right of Way for redevelopment of a corner property, and is identified as tax parcel #22.15-3-21 and located within the Professional Residential Zoning District.

In accordance with the Codes of Glenville, the following Area Variance is being requested.

270-73 C. Location of parking areas and spaces. (3) All parking lots/areas associated with nonresidential uses and multifamily uses will be located no closer than 25 feet to any street Right of Way, nor closer than 10 feet to the rear or side property lines.

This application had been tabled from the July 27 ZBA Meeting.

- 3) Application of Carol and Branden Kristel, owners of 654 Saratoga Road, Glenville NY 12302** For a Conditional Use Permit for operation of a proposed full service family oriented restaurant in the existing commercial building located at **654 Saratoga Road Glenville NY 12302** identified on the tax map as parcel #10.17-7-14.1 in the Community Business Zoning District.

In accordance with the Codes of Glenville, Section 270-18 Community Business District, C. Uses permitted by conditional use permit which also require site plan review: (1) Restaurants, cafes, and other eating establishments, excluding fast-food restaurants. Also, as the former restaurant, "The Pig-N-Whistle, has been closed since 11/22/18, per the Codes of Glenville, Section 270-130 Discontinuance of conditional use, If a conditional use ceases operation for more than 12 consecutive months, for any reason, the conditional use permit shall expire. In such instances, the formerly established conditional use may not be reestablished until a new conditional use permit application has been filed with and approved by the ZBA.

- 4) Application of Michael J. Healy 5 Arbor Lane, Glenville NY 12302** for an Area Variance in regard to the proposed construction of a approximately 430 square foot first floor addition to the north west side of a single family residence. Proposed set back to the side property line is 8 foot 9 inches at the closest point and 9 foot 8 and one half inches at the farthest point. The

residence is located within the Suburban Residential Zoning District and is identified on the tax map as parcel # 39.7-1-5

In accordance with the Codes of Glenville, the following Area Variance is being requested.

270 Attachment 1 Table of Dimensional Regulations Minimum side setback to the property line is 15 feet. A variance of 6 feet 1 inch is being requested at the closest point of the proposed addition.

- 5) Application of Trustco Bank 286 Saratoga Road, Glenville NY 12302** for the proposed installation of a new digital, (LED), sign by AJ Signs, 842 Saratoga Road, Burnt Hills 12027. The proposed new digital sign will be replacing an existing sign currently located at the business. The property is located within the General Business Zoning District as well as the Town Center Overlay District. It is identified on the tax map as parcel # 22.7-6-5.11

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

270-133 I. Signs (5) Minimum performance criteria. The following performance standards shall apply to signs in the Town Center Overlay District: **(h) Setbacks.** Monument signs shall have a minimum setback of 10 feet from the right-of-way line and 10 feet from the side property line and shall be located in a manner that does not interfere with required minimum sight distance at driveways or intersections.

270-133 I. Signs (4) Prohibited Signs. The following signs shall be prohibited in the Town Center Overlay District: **(a) Moving signs.**

270-133 I. Signs (5) Minimum performance criteria. The following performance standards shall apply to signs in the Town Center Overlay District. **(c) Size.** Monument signs, as permitted in Subsection I of this section, shall have a maximum area of 50 square feet per sign face for the primary sign and 24 square feet per sign face for any secondary signs. Double faced signs are permitted. For all other signs, the size standards in Article IX for the underlying zoning district shall apply.

- 6) Application of Glen Esk Apartments 207-213 Sacandaga Road, Glenville NY 12302** for the installation of a new additional sign by AJ Signs 842 Saratoga Road, Burnt Hills NY 12027. The new proposed additional sign is 4.5 square feet which would exceed the allowable square footage for a sign by 3.5 square feet. The property is located within the Mixed Use Planned Development Zoning District and is identified on the tax map as parcel #29.15-4-2.112

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

270-69 Signs by zoning district/area (3) Residential development identification signs (for subdivisions, apartment complexes, townhouse developments, condominium developments, and planned developments): **(a)** Will not exceed 32 square feet in total sign display area.

By Order of the Chairman

**Zoning Board of Appeals
Town of Glenville**