

**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, October 26, 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 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 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.

This application had been tabled from the August 24th and the September 28th ZBA meeting.

- 2) Application of Marc and Jennifer Flanagan, 16 Evergreen Blvd, Glenville, New York 12302** for the proposed installation of a 6 ft fence to extend into the front yard of the parcel extending 24 ft. forward toward Hadel Road and running 96 feet along the Hadel Road side of the parcel. This is a corner property and is located within the Suburban Residential Zoning District and is identified on the tax map as parcel # 22.10-1-22.

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

270- 52 C Residential uses.

(2) 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. Applicant is proposing to install a new six-foot-high fence in the Hadel Road side of the front yard. The applicant is seeking a variance in height of 2 feet for the fencing running approximately 144 feet.

This application had been tabled from the September 28th ZBA Meeting.

- 3) **Application of Amy Mahl, 32 St. Stephen's Lane, Glenville, New York 12302** for a proposed installation of a new shed in the front yard on a corner lot. The property is located within the Suburban Residential Zoning District and is identified on the tax map as parcel #22.7-3-4.

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

270-9 C Location. No permitted accessory use or building shall be located in any front yard. The proposed location of the new shed will extend 8 feet forward of the front plane of the dwelling along Daphne Drive. The applicant is requesting a variance of 8 feet.

- 4) **Application of Frank and Tricia Emmer, 211 Sacandaga Road, Glenville, New York 12302** for the proposed construction of a single-family residence at Mc Michael Drive. The vacant property is located within the Suburban Residential Zoning District and is identified on the tax map as parcel#38.7-1.18.

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

Town Code 270- Attachment 1- The minimum side setback from the property line is required to be 15 feet. The applicant is proposing to construct the residence with a 10 foot setback from the side property line and therefore is requesting a variance of 5 feet.

- 5) **Application of Brian Van Vranken, 251 Sterling Road, Pattersonville, New York 12137** for the purpose of operating a new family type restaurant, "Maxons" at 507 Saratoga Road in the existing building previously occupied by the former restaurant, "The Bayou". The parcel is currently zoned Community Business and is listed on the tax map as parcel #15.8-5-33.1

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

270-18 Community Business, C. Uses permitted by conditional use permit which also require site plan review:

- (1) Restaurants, cafes and other eating establishments, excluding fast-food restaurants.

By Order of the Chairman

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