

**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 12302-4518 on **Monday, June 25, 2018** at 7 p.m. to hear all persons interested in the following applications as provided for by the Codes of the Town of Glenville.

Application of Mark Jordan, 120 Lovers Lane, Amsterdam, NY 12010 for an Area Variance that will allow for the placement of a 30' round above ground swimming pool to be located in the front yard. The property is a corner lot and has two front yards. The pool is proposed to be placed in the front yard of Lovers Lane. The property is located in a Rural Residential Agricultural Zoning District and is identified on tax map 1.-1-8.22.

In accordance with the Codes of the Town of Glenville 270-9, C: No permitted accessory structure shall be placed in any front yard. Therefore the applicant is seeking total relief from this section of the code.

Application of Jason Berggren, 127 Hetcheltown Road, Glenville, NY 12302 for **Area Variances** that will allow for the placement of a 27' (573 s/f) round above ground swimming pool and a new 593 s/f pool deck which will be located 6 feet at its closest and 9 feet at its farthest point to the side lot line. The property is located in a Suburban Residential Zoning District and is identified on tax map 16.9-4-8.

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

270-9,G, (4): The combined footprint of all accessory structures may not exceed 75% of the footprint of the dwelling. In this case, 75 % of the footprint of the dwelling is 964 s/f. The combined total of all accessory structures (existing and proposed) is 2,555 s/f. Therefore the applicant is seeking a variance of 1,591 s/f from this section of the code for the pool and the deck.

270-9, H: All decks associated with a residential use must be located a minimum of 10 feet from side and rear property lines. Therefore, the applicant is seeking a 4' to 1' variance from this section of the code.

Application of Norwood Mills, 507 So. Toll Street, Glenville, NY 12302 for an **Area Variance** that will allow for the placement of a pre-built 13' x 19' garage in the front yard. The property is located in a Suburban Residential Zoning District and is identified on tax map 38.11-2-53.

In accordance with the Codes of the Town of Glenville 270-9, C: No permitted accessory structure shall be placed in any front yard. Therefore the applicant is seeking total relief from this section of the code.

Modification of prior approval by Capitaland Realty, LLC 37 & 47 Saratoga Road, Glenville, NY 12302. The property owners are requesting to **modify their Conditional Use Permits** approved in 2014 and 2017. The applicant was to consolidate the GMC and Subaru properties. The parcels were never consolidated and the applicant is now requesting to keep the parcels separate and to adjust the property line between the two lots (buildings) to negate the need for area variances. The properties are located in a General Business Zoning District and identified on tax maps 30.6-1-9 (37 Saratoga Rd – GMC) and 30.6-1-7.1 (47 Saratoga Rd - Subaru).

Tabled Item from the May meeting:

Application of Dr. Caleb George DDS, - Use Variance, 163 Lakehill Road, Burnt Hills, NY 12027

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