

TOWN OF GLENVILLE
Planning and Zoning Commission
February 13, 2017
7:00 p.m.

1. Approval of the minutes of the January 9, 2017 meeting

2. Arkley L. Mastro, Jr.
Maura Lane and Sacandaga Road

Conceptual (14-lot)
Subdivision

This is a conceptual proposal for a 14-lot subdivision, where 13 of the lots would be located along a new cul-de-sac that runs off the west side of Maura Lane, and one lot would front on Sacandaga Road. The parcel consists of 64.3 acres and is zoned "Rural Residential/Agricultural."

3. Stewart and Bovee Developers
40 Saint Anthony Lane

Conceptual (3-lot)
Subdivision

The applicant is proposing to subdivide the former 11.8-acre Woodlin Club property into three single-family home lots. The three parcels, at 4.5, 3.9, and 3.4 acres, would significantly exceed the 20,000 sq. ft. minimum lot size of the "Suburban Residential" zoning district, although all three properties would require an area variance for insufficient lot width.

4. Daniel and Christina Harrigan
106 Skyway Drive

Conditional Use Permit
Recommendation to the
Zoning Board of Appeals

The applicants are seeking a conditional use permit for an accessory apartment at 106 Skyway Drive that was built prior to their purchase of the house. The 528 sq. ft. apartment occupies the former attached garage. This residence is the last house on Skyway Drive, on the east side of the street, and it abuts the portion of the Socha Plaza South property on which the maintenance building is located. The property is zoned "Suburban Residential."

5. James Hale
810 Pleasantview Avenue (vacant lot)

Request for Variance from
Moratorium –
Recommendation to the
Town Board

This proposal is from a property owner who is seeking a variance from Glenville Local Law #8 of 2016, which is a moratorium on permits for projects within the "Suburban Residential" Zoning District that require a conditional use permit, site plan review or building permits for townhouses, duplexes, twin homes or two-family dwellings. Mr. Hale recently purchased this 16,800 sq. ft. lot on the corner of Pleasantview Avenue and Beacon Street and would like to build a one-story duplex on the property. The current moratorium prevents the applicant from seeking a conditional use permit for this use. It should be noted, as well, that this application would also require an area variance, since this is a corner lot, thereby necessitating a 30,000 sq. minimum lot size.

**6. Town of Glenville
133 Maple Avenue**

**Zoning Map Amendment
Recommendation to the
Town Board**

This proposal calls for the rezoning of 133 Maple Avenue – the site of the former Yates Mansion – from “Multi-Family Residential” to “Suburban Residential.” The purpose of the rezoning is to render the zoning of this property consistent with the zoning of the three properties that lie immediately west, east, and north of the parcel. Further, the Town wishes to minimize new multi-family development in primarily single-family residential areas per pending policy of the draft Comprehensive Plan.