

**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, **November 28, 2016** at 7 p.m. to hear all persons interested in the following applications as provided for by the Zoning Code of the Town of Glenville.

Application of Richard and Jillian Dodson, 2768 Waters Road, Amsterdam, NY 12010 for an **Area Variance** that would allow a 16' x 34' inground swimming pool to remain in the front yard. Said property is located in the Rural Residential and Agricultural Zoning District and identified on tax map 7.-1-6.

In accordance with the Codes of the Town of Glenville:

270-54, A, 2: Swimming pools will not be permitted in front yards. The applicant is seeking total relief from this section of the code.

Application of Henry Hedden, 506 Walton Place, Glenville, NY 12302 for 3 area variances that will allow for the construction of a new 32' x 48' (1,536 s/f) detached garage. Said property is located in the Suburban Residential Zoning District and is identified on tax map 38.11-6-21.

In accordance with the Codes of the Town of Glenville:

270-9, G, 2: All accessory structures up to 576 square feet in size must be located a minimum of 10 feet from side and rear property lines. The structure is larger than the maximum allowed 576 s/f and is shown to be located 9' from the rear line and 8' from the side line. Therefore the applicant seeks a variance to exceed the maximum square footage by 960 s/f and also variances for a reduced rear setback of 1 foot and a reduced side setback of 2 feet.

270-9,G, 4: The combined footprint of all accessory structures may not exceed 75% of the footprint of the dwelling. The dwelling footprint is 1,900 s/f. 75% is 1,425 s/f. Therefore the applicant is seeking a variance of 111 s/f from this section of the code.

270-9,D: No accessory structure shall exceed 15 feet in height in a residential zoning district. The applicant is seeking an unspecified variance from this section of the code.

Application of Benderson Development Company, LLC 570 Delaware Avenue, Buffalo, NY 14202 for a Sign Variance at the Hannaford Plaza, 262 Saratoga Road, Glenville, NY 12302. Proposed modifications to the existing 20' 4" high pole sign at the Saratoga Road entrance include the addition of a plaza tenant identification box, increasing the size of the sign to 138.98 s/f. In addition, a new 14' high 75 s/f monument sign identifying plaza tenants is proposed for the Glenridge Road entrance.

Said property is located in the General Business Zoning District and also the Town Center Overlay District and is identified on tax map 22.-1-1.21.

In accordance with the Codes of the Town of Glenville:

270-133, I, 4, e: Pole/pylon signs are prohibited in the Town Center Overlay District. The applicant wishes to alter the existing pole sign on Saratoga Road with the addition of tenant identification boxes. Therefore the sign is considered new and shall be required to conform to all the provisions of the code (per 270-72, B). The applicant is seeking total relief from 270-133, I, 4, e. This would also include the pole sign to be 138.98 s/f in size and 20' 4" in height.

270-133, I, 5, b: Height: Monument signs shall be no greater than eight feet in height above finished grade.

270-133, I, 5, c: Size: a maximum of 24 s/f is permitted for any secondary sign allowed on the property. The secondary monument sign is proposed to be 75 s/f in size. Therefore, a variance of 51 s/f is requested for the secondary sign along Glenridge Road.

270-70, C, 4: Clearance: A clearance of not less than 10 feet will be maintained. The pole sign at Saratoga Road has a proposed clearance of 8'. Therefore a 2' reduction of required clearance per this section of the code is requested.

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

REVISED 11/18/16