

ZONING

270 Attachment 4

Town of Glenville

801-901 Maritime Drive Commercial Planned Development District

[Added 12-20-2017 by L.L. No. 14-2017]

§ A270-206. Establishment of District.

Local Law No. 14 of 2017, entitled “801-901 Maritime Drive Commercial Planned Development District,” and further amending Resolution No. 83 of 2001 of the Town of Glenville, entitled “Local Law relating to the Zoning for the Town of Glenville and the Zoning Map of Glenville,” as set forth therein and made a part thereof, be and the same is hereby amended by changing from Riverfront Recreation/Commercial (RRC) and Land Conservation (LC) that parcel of real property, constituting approximately 6.22 acres, as depicted in Exhibit A,¹ attached hereto, and made a part hereof, designating and creating the boundaries of such newly described area as a planned unit development district, to be known as “801-901 Maritime Drive Commercial Planned Development District.”

§ A270-207. Boundaries.

The area of said 801-901 Maritime Drive Commercial Planned Development District consists of approximately 6.22 acres (Tax Map No. 30-1-8.5) located to the northwest of the Mohawk River, and bordered to the west by lands of National Grid, and generally surrounded on three sides by lands of WK Alplaus, LLC, the exact boundaries of which are set forth in the attached Exhibit A, incorporated herein by reference.

§ A270-208. Existing development.

The existing development at 801-901 Maritime Drive Commercial Planned Development District has been presented and is described according to a narrative and illustrations by Creighton Manning, dated November 2, 2017, accompanying applicant and landowner Karen Dake’s change of zoning application. Existing development includes the former Maritime Center building, consisting of 10,000 square feet, and the Burns Hills Rowing Association Building, consisting of 14,550 square feet, in addition to off-street parking dedicated to both buildings, and related accessory structures.

§ A270-209. Proposed development.

- A. The planned development of the 801-901 Maritime Drive Commercial Planned Development District has been presented and is described according to a change of zoning application by applicant and landowner Karen Dake, as well as a narrative and illustrations by both the applicant and Creighton Manning, dated November 2, 2017. The

¹ Editor’s Note: Exhibit A is on file in the Town Clerk’s office.

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preliminary site plan accompanying the change of zoning application may be changed, altered or amended by approval of the Planning and Zoning Commission.

- B. The 801-901 Maritime Drive Commercial Planned Development will consist of the two existing buildings as described in § A270-208 above, as well as a planned 5,356 square foot addition to the 10,000 square foot former Maritime Center building. Planned uses for the planned development include the existing 14,550 square foot Burnt Hills Rowing Association building, related accessory structures and uses that support the Rowing Association, in addition to a pediatric health and wellness practice to occupy the existing 10,000 square foot former Maritime Center building and the planned 5,356 square foot addition to same. Uses for the interior of the building include offices for staff of the pediatric health and wellness practice, a variety of private treatment spaces, therapy gym, yoga studio, rotunda, kitchen, patio, and a therapeutic pool for the planned addition to the building. Outdoor uses will include the addition of a handicap-accessible playground, handicap-accessible hiking trail, outside bike training/walking/running path, and parking lot improvements. Events and activities associated with child and family wellness will occasionally be held within the building and on the property, including open houses, birthday parties, family education and networking opportunities, and health/medical education and training.
- C. Parking areas shall be provided at all times and shall be not less than required by the zoning regulations for each use thereon when the construction on each lot of the development as planned is completed. The location, dimensions, and boundaries of the parking lots, and the number of spaces contained within, shall be fixed by the final site plan that must be reviewed and approved by the Planning and Zoning Commission.
- D. Sewer service is and will continue to be provided by Town of Glenville Sewer District No. 1. Water service is not available at the property as of this date, with water supply originating from an on-site well.
- E. For vehicular traffic purposes, vehicle access to the planned development will be via Maritime Drive only, beginning and ending at Maritime Drive's northern terminus at its intersection with Alplaus Avenue. Mohawk Avenue is not to be used for access to the planned development, except in emergency situations at the discretion of the emergency service provider.

§ A270-210. Construction regulations.

All improvements shall be designed and constructed pursuant to plans and specifications approved by a duly licensed architect and/or engineer and in full compliance with the New York State Uniform Fire Prevention and Building Code. When completed, these improvements shall be certified as having been constructed in full compliance with the New York State Uniform Fire Prevention and Building Code. The engineer and/or architect performing the work herein described shall be employed by and at the sole expense of the owner and/or developer. All construction shall be subject to inspection and approval by the appropriate officials of the Town of Glenville.

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§ A270-211. Submission of plans.

Prior to commencement of any additional phase of construction within the Planned Development District, or prior to the issuance of any building permit, final site plans and specifications shall be submitted to the Planning and Zoning Commission for its review and approval in accordance with the Town Code of the Town of Glenville.

§ A270-212. Zoning Map.

Resolution No. 83 of 2001, entitled “Zoning Code of the Town of Glenville,” is hereby amended by providing that said 801-901 Maritime Drive Commercial Planned Development District be set forth on the Town Zoning Map.

§ A270-213. Revocation.

This amending local law shall be automatically revoked and void, and the previous statutory regulations shall apply, under the following circumstances:

- A. Commencement of the pediatric health and wellness practice described in this article has not begun within 18 months after this local law is adopted.