

June 2019, the planning received written request to review for consideration of updates to the current Town of Glen Zoning Regulations

Of the areas the planning Board reviewed

Public Utility Definition:

Currently, Public Utility (with or without buildings) is silent in any description contained in the designation. The Planning board would recommend inserting as a special permitted use (Commercial Solar) in the Zoning regulations for RR, Industrial and Commercial zoned districts.

Mobile Homes:

Currently, RR & Hamlet Zoned areas allow with special permit Mobile homes.

The Planning Board would recommend removing Mobile Homes from the Special Permit allowance, Inserting Mobile Home (Including Double wide) into a permitted use in the RR and Hamlet Zone. As well per NYSDOS Mobile homes are required to be reviewed as “stick built” homes.

Marina:

Current Zoning with a special permit in the Hamlet district allows for

Marina. A marina is a dock or basin with moorings and supplies for yachts and small boats. A marina differs from a port in that a marina does not handle large passenger ships or cargo from freighters. The word marina may also refer to an inland wharf on a river or canal that is used exclusively by non-industrial pleasure craft such as canal narrowboats.

Reading this definition, the planning board unaware of any such navigable waterways in the Hamlet district recommends removing this designation as an allowable use under a special permit.

Further considerations of the Zoning Regulations to be up-dated would include –

Rural Residential (RR) Zoning allows with a special permit Private, Public Schools. Removing this designation from Special Permit and inserting it into a Principal Permitted use.

Expand principal permitted uses in the Towns Industrial (I) section to include Car-Wash, Laundry or Dry-cleaning plant, and crematorium