

ZONING BOARD OF APPEALS

AGENDA

March 4, 2014

7:00 PM

Revised March 3, 2014

Roll Call:

OLD BUSINESS:

None

NEW BUSINESS

1) An application from AJ Sign Company for variances to install a single freestanding sign (YMCA) at 47 Clifton Country Road (Kids Lodge) and 1 Wall Street. Sign requested to be installed on 47 Clifton Country Road property but within the town's sewer easement. 2 other freestanding signs (Kids Lodge & Hannaford entrance would be removed. Some wall signage to both buildings. Sign in easement approved by sewer department. Variances required: 1) Section 171-4H.(1) No off premises signs allowed, variance required 2) Section 171-6B.(4) No freestanding sign shall be in the public right of way (sewer easement) variance required

Property is located at 47 Clifton Country Road, Clifton Park, NY 12065 (Permit #80966)

2) An application from New Cingular Wireless PCS, LLC for a 1) A use variance from Section 208-9D.(3)(h) and 208-95E.(3)(a) to allow siting of a new telecommunications structure in an R-1 Zone which is not allowed 2) An area variance from Section 208-95D.(4)(a) and 208-95E.(3)(b) which does not allow new telecommunication facilities within 500 feet of an existing residential property line. Distance proposed to property line = 75', 425' variance required.

Property is located at 276 Moe Road, Clifton Park, NY 12065 (Permit #80967)

3) An application from Parkland Development for an area variance from Conservation Residential (CR) zone Section 208-16E.(2)(b) which allows 0.33 units per acre of unconstrained land (3 acres per dwelling). Parcel is 16 total acres, 12.1 acres is unconstrained (with no wetlands); 12.1 acres x 0.33 = 3.993 units or 4 dwellings allowed. Applicant requests 24 dwellings in the form of 12 2 family homes. Variance = 20 dwellings.

Property is located at the intersection of Rt 146 and Tanner Road, Clifton Park NY (Permit #80965) **POSTPONED**

Next submittal deadline: March 11, 2014 for meeting date April 1, 2014

Next meeting: March 18, 2014 from applications submitted February 24, 2014