

**ZONING BOARD OF APPEALS
AGENDA
May 20, 2014
7:00 PM**

Roll Call:

OLD BUSINESS:

An application from **DCG Development** for variances for 28,000 sq ft mixed commercial.

- 1)Section 208-50.3B - 80' front yard building setback required, 37' available
Variance required=43'
- 2)Section 208-50.3C - 30' building side yard setback required, 9' available
Variance required=21'
- 3)Section 208-50.3D - 30' parking setback required, 8'+/- available; Variance required=22' on south side
- 4)Section 208-50.3F - Green space required=35%, 17.5% proposed; Variance required=17.5%
- 5)Section 208-5'.4 - Only one entrance and one exit allowed, 7 proposed;
Variance required for 5 additional
- 6)Section 208-50.5 - 15' landscaping buffer required, 0' available, Variance required = 15'
- 7)Section 208-50.6 - Group of establishments requires 400' width and five acres, 360' and 2.52 acres available; Variance required = 40' and 2.48 acres
- 8)Section 208-99B – Parking requirements: one per 200 sf of floor area retail, one per 75 sf for restaurant. Required parking = $27,200/200=136$; $27,200/75=363$; 125 spaces proposed. Average of two requirements = 250 spaces; Variance req = 125 spaces
Property is located at Clifton Park Center Road, Clifton Park, NY (Permit#80978)

NEW BUSINESS

1)An application from **Signworks** for a variance from Chapter 171 Table 1 sign law for signage on Price Chopper. Maximum wall signage allowed = 60 sqft. Requested = 1138 sq ft, Variance required = 1078sqft; Number of signs allowed = 2; requested=23, variance required=21

Property is located at Shoppers World, 15 Park Avenue, Clifton Park, NY 12065 (Permit#80979)

2)An application from **Trojanski Builders** for a use variance from Section 208-97B(2)(a) which does not allow expansion of nonconforming use. Home is non-conforming due to front setback less than required 50'. 48.5' actual setback to house, 45' to covered porch. Area variance required from Section 208-11, 50' required in R-1 Zone, 45' available; Variance required=5'
Property is located at 906 Main Street, Jonesville, NY 12065 (Permit#80980)

Next meeting: June 3, 2013

Next submittal deadline: May 13, 2014 for meeting date June 3, 2014