

ZONING BOARD OF APPEALS
AGENDA
June 3, 2014
7:00 PM

Roll Call:

OLD BUSINESS:

1)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)

2)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)

NEW BUSINESS

1)An application from **DeSalvatore Building & Carpentry** for a side setback variance from Section 208-11 for a garage. Side setback required in R-1 zone is 10'; 7' proposed, Variance requested = 3'.

Property is located at 11 Lace Lane, Clifton Park NY 12065 (Permit#80981)

2)An application from **Massaroni Builders** for a front setback variance from Section 208-11 to build a residence in R-1 zone. 50' front setback required; 25' requested; variance required = 25'.

Property is located at 12 Stoney Heights Court, Clifton Park, NY 12065 (Permit#80982)

Next submittal deadline: May 27, 2014 for meeting date June 17, 2014

Next meeting: June 17, 2014