

**ZONING BOARD OF APPEALS
AGENDA
SEPTEMBER 15, 2015
7:00 PM**

OPEN PUBLIC NOTE: Each speaker shall state name and address prior to addressing the Board and shall be granted the floor for a single time frame of up to five minutes. The Board asks that members of the public respect the opportunity of the speaker at the podium to be heard, and asks that the public refrain from conducting side meetings within the meeting room. In an effort to ensure that the widest number of community viewpoints are heard, the Board asks members of groups or the public to withhold comment, if their viewpoints have already been presented. The Board thanks everyone in attendance for their understanding and also for their desire to actively participate in the Town decision making process.

OLD BUSINESS:

1) An application from **Clifton Park Plaza Associates, LLC** for 16 variances for commercial shopping center redevelopment of existing Clifton Park Plaza.

Rite Aid has front facing Rt 146 Variances needed: 3 variances

- 1) 208-89 -130' bldg. front to centerline req; 117.5' avail; 12.5' variance required.
- 2) 208-38C - 80' to front prop line; 50.1' avail, 30' variance required.
- 3) 208-38C - 30' front parking req; 4.8' avail, 25.2' variance required (covers Vischer Ferry Road side)

10,000 sq. ft Retail (front facing Vischer Ferry Road) – 2 variances

- 1) 208-89 - 130' bldg front to centerline (VF Road) reqd; 49.6' avail, 80.4 variance required.
- 2) 80' to front property line req; 15.9' avail, 64.1 variance available.

General variances for plaza – 4 variances

- 1) 208-38G – Greenspace required 35%; 15.5% shown on print, 16.6% noted in text; 24.8% existing, 19.5% variance required.
- 2) 208-39 – Entrance/exit-1 per establishment- two proposed for Rt 146.
- 3) 208-40 – Buffer 10' required - east side 6' avail, south side 2.5' avail; north and west sides have 0' available in places.
- 4) 208-99B Parking needs 378 spaces including 8 handicapped, proposes 322, 56 space variance required.

Per allowed uses in Section 208-37 shopping center subject to provisions of Section 208-98 variances required by that section as follows: 7 variances

- 1) 208-89A 10 acres required, 7.656 acres avail, 2.344 acres variance required.
- 2) 208-98E – 375 spaces required, 322 proposed.
- 3) 208-98G – 100' setback for buildings from all property lines
 - Price Chopper 31' = 69' variance.
 - Rite Aid 50.1 = 49.9' variance
 - Retail 15.9' = 84.1' variance.
- 4) 208-89G – Parking shall be 50' from property lines.
 - Retail/Price Chopper 11.4' = 38.6 variance.
 - Rite Aid = 4.8' = 45.2' variance

Total variances required = 16

Property is located at 1028 & 1016 Route 146, Clifton Park, NY 12065 (Permit #81031)

Variances initially granted with modifications August 21, 2015. ZBA is re-hearing this application at the applicant's request.

NEW BUSINESS

1) An application from **Ronald Michalec** for an area variance from Section 208-11 requiring 20,000 minimum lot size, 12,197 sf available, 7,803 sf variance required. Lot is unbuildable as declared by county. Stream and stream buffer encompass entire lot. Property is located on Grissom Drive, Clifton Park, NY 12065 (Permit #81046)

2) An application from **Windsor Development Group, Inc.** for an area variance for a new freestanding sign for Shopper's World Plaza. Sign is in B4 zone which allows digital signs. Only variance needed is for size. Per Chapter 171, Table 1 maximum freestanding area = 150 sf, 231 sf requested, 81 sf variance required. Property is located on 15 Park Avenue, Clifton Park, NY 12065 (Permit #81049)

3) An application from **Fast Signs of Saratoga Springs** for a use variance from Section 171-4H(1). No off premises signs allowed. Applicant requests to install one freestanding sign for 3 contiguous parcels. All parcels to have tenant space on sign.

Property is located at 713 Pierce Road, Clifton Park, NY 12065

4) An application from **Sheldon & Nicole Taft** for an area variance from Section 208-12A. 80' setback from property line (front) required for accessory structures. Corner lot, 58' available, 22' variance required.

Property is located at 307 Moe Road, Clifton Park, NY 12065

Next meeting: October 6, 2015

Next submittal deadline: September 15, 2015 for October 6, 2015 meeting