

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS

AGENDA

May 3, 2016

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 is 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:

NONE

NEW BUSINESS

1. Application from **Dan Lill and Thomas Lill** for a use variance to construct multi-family dwelling units in a B4-A zone. 16 townhouses are proposed on a 1.56 acre lot, which is 2 lots combined. Allowed uses are anything permitted in a B-3 zone except dwellings which will not be allowed by special exception or otherwise. In addition, an area variance is being sought for the front building setback (80' required, 30' available, 50' variance required) and for the rear building setback (30' required, 22' available, 8' variance required). Property is located at 13 and 15 Old Plank Road, Clifton Park, NY 12065. (Permit #81067).
2. Application from **Craig Werner** for an area variance from Section 208-12A which requires 10' minimum setback from side or rear property lines for accessory structures, plus 1' for every foot the structure height exceeds 15' (taken at roof midpoint). Newest proposed structure requires 17' setback, 1' available. 16' variance required. Structure built in 1988 requires 12.5' setback. 7.1' available, 5.4' variance required. Applicant proposes to use easement area to meet setback requirements. Property is located at 677 Riverview Road, Rexford, NY 12148. (Permit #81080)
3. Application from **Fisher Revocable Trust** for an area variance from Section 208-12 which requires an 80' front setback for accessory structures. 5.8' available, 74.2' variance required. Property is located at 1567 Crescent Road, Clifton Park, NY 12065. (Permit #81082).

4. Application from **Lisa C. Garrison Robbins** for an area variance from Section 208-12A which requires an 80' setback from property line for accessory structures in an R-1 Zone. 49' setback available. 31' variance required. Property located at 3 Bent Pine Hollow, Clifton Park, NY 12065. (Permit #81083).
5. Application from **Michael Mangino** for an area variance from Section 208-12A which requires 80' front setback for accessory structures. 45' available, 35' variance required. Property is located at 37 Damask Drive, Clifton Park, NY 12065. (Permit #80184).
6. Application from **Michael J. Hill** for an area variance from Section 208-12A which requires a front setback of 80' for accessory structure. 18' available, 62' variance required. Property is located at 192 Moe Road, Clifton Park, NY 12065. (Permit #81087)
7. Application from **Ray Sign** for area variances from Chapter 171 Chart I which requires: (1) maximum wall sign area of 60 sq. ft. Area of wall sign proposed = 120 sq. ft. and 80 sq. ft. = 200 sq. ft. 140 sq. ft. variance required; (2) a 15' setback from the property line for a freestanding sign. Setback proposed = 6.7', variance required = 8.3'; and (3) Maximum wall sign height of 20'. Proposed height = 50' +/- front and 45' +/- rear. Maximum variance required = 30'. Property is located at 627 Plank Road, Clifton Park, NY 12065. (Permit #81086)
8. An application from **Brooks Teele** for a use variance from Section 208-53A, permitted uses in B-5 Zone. Residential is not a permitted use in this zone. Owners propose to develop property as a single family residential community. Property is located at Route 146, Tanner Road and Miller Road, Clifton Park, NY. (Permit #81085)

Next meeting: May 17, 2016

Next application deadline: April 26, 2016 for the May 17, 2016 meeting