

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA May 17, 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:

1. 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)
2. 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).
3. 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)

NEW BUSINESS:

1. Application from **Peter Schermerhorn** for an area variance from Section 208-12A which requires an 80' front setback for accessory structures. 53' available, 27' variance requested. Property is located at 14 Bear Brook Court, Clifton Park, NY 12065. (Permit #81088).
2. Application from **Amie LeMieux** for an area variance from Section 208-12A which requires and 80' front setback for accessory structures. 22' available, 58' variance requested. Property is located at 15 Oakwood Boulevard, Clifton Park, NY 12065. (Permit#81089)
3. Application from **Casco Hospitality LLC** for area variances from Sign Law Chapter 171 – Chart I:
(1) Maximum allowed wall signage = 60 sf; 650 sf requested; 590 sq. ft. variance required. (2) Maximum wall signs allowed = 2; 3 requested; variance required = 1 sign; and (3) Maximum allowed wall sign height = 20', maximum height requested = 57'2 1/2", variance required = 37' 3". Property is located at 1749 Route 9, Clifton Park, NY 12065. (Permit #81090)

Next meeting: June 7, 2016

Next application deadline: May 17, 2016 for the June 7, 2016 meeting