

ZONING BOARD OF APPEALS
AGENDA
June 7, 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. 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)
3. 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).

NEW BUSINESS

1. Application from **Sign Studio, Inc.** for an area variance from Chapter 171-Table I which allows 60sf max. for 2 wall signs. Applicant requests 161sf, 101 sf variance required. Property is located at 617 Plank Road, Clifton Park, NY 12065. (Permit #81092).

2. Application from **Cellco Partnership d/b/a Verizon Wireless** for a use variance from Section 208-10, permitted uses in R-1 zone; from Section 208.95D(3)(h), new towers not allowed in R-1 zones; and from 208-95 E(3)(b), no new towers within 500' of the property line of an existing residential property. Applicant requests approval to construct a new cell tower. Property is located at 239 Moe Road, Clifton Park, NY 12065. (Permit #81091).
3. Application from **Ruffigan Enterprises d/b/a Elements Massage** for an area variance from Chapter 171(C) (1)(a) and (b): 1) 2 max. window signs per building tenant; applicant requests 7 signs, variance required = 5 signs; 2) No more than 50% of windows covered or 8 SF whichever is less; applicant requests 159sf; 151sf variance required; and 3) 100% coverage requested, 50% variance required. Property is located at 5 Southside Drive, Clifton Park, NY 12065. (Permit #81094)
4. Application from **Gerald J. Rego** for an area variance from Section 208-12A which requires an 80' front setback for accessory structures. Setback requested = 16.5'. Variance required = 63.5'. (corner lot with 30' front setback required for main buildings). Property is located at 1 Equinox Court, Clifton Park, NY 12065. (Permit #81095)
5. Application from **MJ Properties of Clifton Park, Inc.** for area variances from Section 208-6E(2) which requires 1) a 25' setback for building #8 and #10, 8.2' available, 16.8' variance required; and 2) requires a 25' setback for parking for building #4, 0' available, 25' variance required. Property is located at 1, 4, 8, 10, and 12 Fairchild Square, Clifton Park, NY 12065. (Permit #81097).

Next meeting: June 21, 2016

Next application deadline: May 31, 2016 for the June 21, 2016 meeting