

Town of Clifton Park

One Town Hall Plaza
Clifton Park, New York 12065
(518)371-6651
Fax: (518)383-2668

Zoning Board of Appeals



ZONING BOARD OF APPEALS

AGENDA

June 21, 2016 7:00 PM

OPEN PUBLIC NOTE: During a Public Hearing, each speaker shall state his/her name and address prior to addressing the Board and shall be granted the floor for up to five (5) minutes. In addition, the Board will accept project relevant comments or questions from any audience member who raises his/her hand after the presentation of each Agenda item. 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 will not start any new reviews after 11:00 p.m. All remaining items will be placed first on the next agenda.

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. The area variances originally sought have been withdrawn from the application. Property is located at 13 and 15 Old Plank Road, Clifton Park, NY 12065. (Permit #81067).
4. Application from **Sign Studio, Inc.** for area variances from Chapter 171-Table I which allows 1) 60 sf maximum for 2 wall signs. Applicant requests 103 sf., 43 sf variance required and 2) Maximum allowed wall sign height = 18'; maximum height requested = 24.5', variance required = 6.5'. Property is located at 617 Plank Road, Clifton Park, NY 12065. (Permit #81092).

5. 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)

NEW BUSINESS

1. Application from **AJ Signs** for an area variance from Chapter 171-Table I, which allows 1 freestanding sign per parcel and 150sf maximum. Applicant requests 1) 2 freestanding signs; variance required = 1 freestanding sign and 2) 203sf total, 53sf variance required. Property is located at Route 1022 Route 146A, Clifton Park, NY. (Permit #81096)
2. Application from **AJ Signs** for an area variance from Chapter 171-Table I, which allows 1) 2 max wall signs; 14 wall signs requested; variance = 12 signs and 2) 60 sf max. for wall signs; 170 sf requested; 110 sf variance required. Property is located at 1022 Route 146A, Clifton Park, NY 12065. Property is located at Route 146 and 146A, Clifton Park, NY. (Permit #81099)

Next meeting: July 19, 2016

Next application deadline: June 28, 2016 for the July 19, 2016 meeting