

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA September 6, 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. 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 The area variances originally sought have been withdrawn from the application.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)

NEW BUSINESS

1. Application from **Jonathan Messinger** for an area variance from Section 208-12A which requires an 80' front setback for accessory structures. 50' available, 30' variance required for an above ground pool w/deck. Property is located 34 Country Club Drive, Rexford, NY 12148. (Permit #81106).
2. Application from **Shenendehowa United Methodist Church** for a use variance for installation of a digital / animated sign in a PIR zone. Section 171.4H(3)(n). Other current signs to be removed. Property is located at 971 Route 146, Clifton Park, NY 12065. (Permit #81108)

Next meeting: September 20, 2016

Next application deadline: August 30, 2016 for the September 20, 2016 meeting