

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 September 20, 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 The area variances originally sought have been withdrawn from the application.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)
3. 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 329 Moe Road, Clifton Park, NY 12065. (Permit #81091)
4. Application from **iLoveKickboxing.com** for an area variance from Chapter 171-6C.(1) of Town Code for: Window signs allowed = 2; 7 windows covered, 5 with words or images. Variance required = 3 signs; and 2) Max. coverage = 50% of windows or 8 sf; coverage requested is 140 sf or 45.6%; 142 sf variance required. Property is located at 22 Clifton Country Road, Suite 10, Clifton Park, NY 12065. (Permit #81101)

NEW BUSINESS

1. Application from **Tracy Rashford** for an area variance from Section 208-11 which requires a 10' side yard setback in an R1 Zone. 5' available; 5' variance requested for a carport. Property is located at 70 Esopus Drive, Clifton Park, NY 12065. (Permit #81109).
2. Application from **Signworks** for area variances from Sign Law Chapter 171 Chart I which allows 1) two maximum wall signs; 18 signs proposed; variance required = 16 signs; and 2) 60 SF maximum wall signage; 675 SF requested; 615' variance required. Property is located at 1018-1028 Route 146, Clifton Park, NY. (Permit #81110).
3. Application from **Satin Beak LLC** for area variances from 1) Section 208-33B which allows maximum area of a new building to be 4800 SF. Applicant requests 9600 SF (2nd story); 4800 SF variance required; 2) Section 208-35D(2) which requires a 25' parking setback. 0' proposed; 25' variance required; and 3) Section 208-35D(4) which requires a 10' buffer. 0' proposed; 10' variance required. Property is located at 954 Route 146, Clifton Park, NY 12065. (Permit #81111).

Next meeting: October 4, 2016

Next application deadline: September 13, 2016 for the October 4, 2016 meeting