

# 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

**December 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.

### NEW BUSINESS

1. Application from **Windsor Development Group** for an area variance from Sign Law Chapter 171 – Table I, maximum height for monument sign = 18'; 25' requested, 7' variance required. Property is located at 9 Clifton Country Road, Clifton Park, NY 12065. (Permit #81115).
2. Application from **Bryan B. Bagstad** for 6 variances from Section 208-11 to subdivide existing lot into 2 parcels so that another residence can be built in R-1 Zone. **1)** Minimum lot size without sewer = 40,000 SF. Lot 1 = 18,170 SF; 21,290 SF variance required; **2)** Lot 2 = 29,910 SF; 10,090 SF variance required; **3)** Minimum lot width at front building line = 100'. Lot 1 width = 81.36'; 18.64' variance required; **4)** Lot 2 width = 25.57'; 24.43' variance required. 50' front setback required to property line for R-1 zone. Main Street is a "special road" per Section 208.98 which also requires a 100' front setback from the road centerline. **5)** Lot 1 = 18.9' available to property line; 31.1' variance required; 59' available to road centerline; 41' variance required; and **6)** Lot 2 = 37' available to property line; 13' variance required; 69.7' available to road centerline; 30.3' variance required. Property is located at 944 Main Street, Clifton Park, NY 12065. (Permit #81116).

### OLD BUSINESS:

1. 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).

**Next meeting: January 3, 2017**

**Next application deadline: December 13, 2016 for the January 3, 2017 meeting**