

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA January 2, 2018 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 **Columbia Development Companies** for 3 area variances to demolish 3 existing buildings and construct 1 new building in a B-1 Business Non-Retail Zone as follows: 1) Section 208-33B requires 12% maximum coverage of parcel. 12.71% coverage proposed; .71% variance required; 2) Section 208-33B requires maximum building size to be 4800 SF. Proposed building is 15,500 SF; 10,700 SF variance required and 3) Section 208-99-B requires one parking spot for every 150 SF of floor area for medical buildings. 104 parking spaces required per proposed SF; 95 spaces proposed; variance for 9 spaces required. Property is located at 989 Route 146, Clifton Park, NY 12065. (Permit #81144).

NEW BUSINESS

1. Application from **Jamie Boisvert** for an area variance from Section 208-11 which requires minimum of 40,000 SF for single family homes in CR Zone when public water and sewer are not available. Proposed new home = 19,166 SF; 20,834 SF variance required. Property is located at 136 Eastside Drive, Ballston Lake, NY 12019. (Permit #81146).
2. Application from **Guidarelli Construction Development Company LLC** for an area variance from Section 171-4H(1) which states no off premises signs allowed. Property recently subdivided into 4 lots. Applicant proposes to place 1 freestanding sign for use by all 4 lots. Variance required for 1 freestanding, off premises sign for 3 of the 4 lots. Property is located at 2-8 Daggett Drive, Clifton Park, NY 12065. (Permit #81147).
3. Application from **Pogoda Associates LLC** for 2 area variances for the construction of 2 new duplexes. Section 208-11c requires 200' lot width at building line in R-1 Zone along special roads as noted in Section 208-98 (Grooms Road). Lot widths proposed at building line = 123.9' (Lot 532A) and 125' (Lot 532B). Variances required = 76.1' and 75' respectively. Property is located at 532 Grooms Road, Clifton Park, NY 12065. (Permit #81148).

Next meeting: February 6, 2018

Next application deadline: January 16, 2018 for February 6, 2018 meeting