

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA February 6, 2018

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:

N O N E

NEW BUSINESS

1. Application from **Abele Northside LLC** for 3 area variances for a 3-lot subdivision for commercial buildings as follows: From Section 208-46A which requires minimum lot size of 43,560 SF in B-4 zone; 34,756 SF available for Lot #2; 8,804 SF variance required and 30,492 SF available for Lot #3; 13,068 SF variance required and from Section 208-46D which requires 30' rear yard setback in B-4 zone; 15' proposed for Lot #2; 15' variance required. Property is located at 1712 and 1714 Route 9, Clifton Park, NY 12065. (Permit #81150)
2. Application from **DCG Development Company** for 3 area variances from the Town Center Zoning for a proposed 4-story mixed use building in the TC-5 zone as follows: 1) Section 208-22.1A - 8' max. required in the build to zone (distance from the building to the property line), 25' proposed, 17' variance required; 2) Section 208-22.1A - 80% of building front at build to zone preferred, 17% (60') proposed, 63% variance required and 3) Section 208-22.1A - 3-story max. allowed; 4-stories proposed; variance for 1-story required. Property is located at 42 Clifton Country Road, Clifton Park, NY 12065. (Permit #81151).

Next meeting: February 20, 2018

Next application deadline: January 30, 2018 for February 20, 2018 meeting