

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 March 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:

NONE

NEW BUSINESS

1. Application from **Windsor Development** for 3 area variances for building identification wall signs as follows: 1) Sign Law Chapter 171 Chart 1 allows for up to 60 SF of wall signage; 1) 2 wall signs proposed for north and south ends of the building totaling 110 SF, 50 SF variance required; 2) Sign Law Chapter 171 Chart 1 allows for maximum sign height of 20'; 56' proposed, 36' variance required; 3) 9 SF sign proposed over south entrance door, variance required for 3rd wall sign and another 9 SF. Applicant also requests 6 area variances for tenant spaces as follows: Sign Law Chapter 171 Chart 1 allows 32 SF of wall signage for each tenant; 1) No. 4/19 = 45 SF requested, 13 SF variance required; 2) No. 5/18 = 81 SF requested, 49 SF variance required; 3) No. 6/17 = 81 SF requested, 49 SF variance required; 4) No. 9/14 = 81 SF requested, 49 SF variance required; 5) No. 10/13 = 81 SF requested, 49 SF variance required and 6) No. 11/12 = 45 SF requested, 13 SF variance required. Property is located at 15 Clifton Country Road, Clifton Park, NY 12065. (Permit #81153)
2. Application from **Joseph T. Scalia, Jr.** for an area variance from Section 208-11 which requires a 25' rear yard setback in an R-1 zone; 21' 8" requested for deck; 4' variance required. Property is located at 33 Gretel Terrace, Ballston Lake, NY 12019. (Permit #81154).
3. Application from **Robert L. Phillips** for a use variance to renovate a pre-existing, non-conforming use office building to apartments. Pursuant to Section 208-10B multi-family residences are not an allowed use in an R-1 Zone and Section 208-97B(1)(a) does not allow an existing non-conforming use to be changed to another non-conforming use. Property is located at 1 Barney Road, Clifton Park, NY 12065. (Permit #81155).

Next meeting: March 20, 2018

Next application deadline: February 27, 2018 for March 20, 2018 meeting