

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA April 17, 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 **Hallmark Property Holdings** for area variances for construction of 2 single family homes in B-1, Business Non-Retail Zone for Lot #1 as follows 1) front setback from centerline of Route 146 reduced to 98', additional 10' variance required per Section 208-35D(1); 2) 40,000 SF minimum lot area required per Section 208-35C. 25,105 SF proposed; 14,895 SF variance required and for Lot #2 as follows: 1) Lot width at building line reduced to 150', additional 0.5' variance required per Section 208-35C; 2) rear setback of 25' required per Section 208-35D(3). 5' variance required; and 3) 40,000 SF minimum lot area required per Section 208-35D. 22,500 SF proposed, 17,500 SF variance required. Property is located at the Corner of Arnold Drive and Route 146, Clifton Park, NY 12056. (Permit #81159).

Next meeting: May 1, 2018

Next application deadline: April 10, 2018 for May 1, 2018 meeting