

# Town of Clifton Park

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## Zoning Board of Appeals



## ZONING BOARD OF APPEALS

### AGENDA

February 4, 2020

7:00 PM

OPEN PUBLIC NOTE: Each speaker shall state name and address prior to addressing the Board and shall be granted the floor for a single time frame of up to five minutes. 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 thanks everyone in attendance for their understanding and also for their desire to actively participate in the Town decision making process.

Roll Call:

### OLD BUSINESS:

- 1) An application from **Winfield Company, LLC** to combine parcel #271-4-11 (940 Route 146) and Parcel #271-4-10 (942 Route 146) into one parcel and construct seven new 4,800 sf buildings on the property. It is proposed to connect buildings #500, #600 and #700 by corridors. It is also proposed to connect buildings #800 and #900 with a corridor. Connecting the buildings requires them to be considered as one building. The combination of the three buildings results in a building of 14,400 sf. The two-building combination results in a building of 9,600 sf. Variances required: 1) For the #500, #600 and #700 building combination, per Section 208-33B a 9,600 sf variance is required. 2) for the #800 and #900 combination per Section 208-33B, a 4,800 sf variance is required. 3) Building #300 requires a front setback variance. Section 208-35D(1) requires 70' to the front property line, 40' available, 30' variance required. Property is located at 940 & 942 Route 146, Clifton Park, NY 12065. (Permit #81234)

### NEW BUSINESS:

- 2) An application from **Bret and Joni Wade** requests a review of the zoning officer's determination that a commercial use is not allowed on the property. Property is located at 742 Waite Road, Clifton Park, NY 12065. (Permit #81236)
- 3) An application from **Ray Sign** requesting a variance from Chapter 171, Table 1, for wall signs which allows 60 sf maximum spread between two signs. Variance #80861 was granted for two wall signs with a total area of 199 sf, a 139 sf variance. A third proposed sign was removed from the variance proposal. This variance requests two additional signs totaling 80 sf of additional variance. Both signs add "24/7 Emergent Care" to building. Property is located at 103 Sitterly Road, Clifton Park, NY 12065. (Permit #81237)

Next meeting: February 18, 2020-Submittal deadline January 28, 2020