

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

July 20, 2021

7:00 PM

Roll Call:

OLD BUSINESS:

- 1) An application from AJ Signs requests a variance from Chapter 171, Table 1 combined with previously approved Variance #80274 which granted an additional 213 sf to freestanding sign. Applicant requests an additional 84 sf variance for a total of 447 sf. Applicant also needs a variance from Section 171-4H(1) for each new proposed sign since off premises signs are not allowed. Property is located at 304 Clifton Park Center Road, Clifton Park, NY 12065 (Permit #81287)

NEW BUSINESS:

- 2) An application from D,K & S Enterprises, Inc requests a variance from Section 208-38H which requires a 100' buffer when abutting a residential zone. Property is bordered on three sides by R-1 zone. Proposed new building setbacks 30' north, 70' variance required and 40' west, 60' variance required. Property is located at 871 Main Street, Clifton Park, NY, 12065 (Permit #81289)
- 3) An application from Nolan Engineering, PLLC requests several variances for an addition for storage in a B-3 zone. Variances required: Section 208-38B: 40,000 sf lot size required, 20,411 sf available, 19,589 sf variance required. Section 208-38B: 150' width required at front building line, 115' +/- available, 35' variance required. Section 208-38D: 20' building side setback required, existing west side of building 16.8', 3.2' variance required. Proposed side setback of building = 13', 7' variance required. Section 208-38E: Rear setback required 30', existing building 24.8', 5.2' variance required. Proposed rear building setback 3.2', 26.8' variance required. Section 208-38G: 35% required, previous variance reduced requirement to 21.7%. 20% proposed, additional 1.7% variance required. Property is located at 1543 Crescent Road, Clifton Park, NY 12065 (Permit #81291)
- 4) An application from Phillip Ballard requests variances from Section 208-11C which requires 200' lot width at building line. Proposed subdivision would require variance for both lots. Lot #1 variance = 90' (110' available). Lot #2 variance = 16' (184' available). Property is located at 1640 Crescent Road, Clifton Park, NY 12065 (Permit # 81292).

- 5) An application from Allison Colgan requests variance from A217-76K which requires free space around each building in Northcrest Village. Applicant has built fence to property line and has been directed to remove it. Property is located at 82 Tallow Wood Drive, Clifton Park, NY 12065 (Permit #81293)
- 6) An application from Vischer Ferry Fire District for proposed construction of a new fire station requires the following area variances: 1) Section 208-70B requires 80' front setback, 28' proposed, 52' variance required. 2) Section 208-11 requires 50' front setback, 25' proposed, 25' variance required. Property is located at 276 Moe Road, Clifton Park, NY 12065 (Permit #81294)
- 7) An application from AJ Signs requests variance from Chapter 171, sign law Chart 1 which allows one freestanding Sign per parcel. There is an existing freestanding sign on the parcel for complex identification (Fairchild Square) The business on the parcel requests their own sign (Singlecut). Property is located at 6 Fairchild Square, Clifton Park, NY 12065 (Permit #81295)

Next meeting: August 17, 2021-Submittal deadline July 27, 2021