

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA November 16, 2021 7:00 PM

Roll Call:

OLD BUSINESS:

- 1) An application from **Larry Boni, KLB Enterprises, LLC** requests a variance from Section 208-11, 50' front setback required in an R-1 zone. Parcel 259.11-2-99 was a 60' wide lot left undeveloped as a paper street intended to be used as access to adjoining property in the future if needed. In 2015, declaratory judgement litigation determined the property was divided between the two adjoining properties (30' each). The applicant plans to combine this 30' with 30' of the front yard of his residence so that a road could be built to access an adjoining parcel which he also owns. The required setback if the town were to accept the road is 50'. 26.3' is available, the variance required is 23.7'. Property is located at 161 Wood Dale Drive, Clifton Park, 12065 (Permit #81308)

NEW BUSINESS:

- 2) An application from **Rosegate, LLC** requests a variance from the sign law Chapter 171 of town law table 1 which requires a 15' front setback from the property line for freestanding signs. Sign installed 3.9' from property line. 11.1' variance required. Property is located at 3 Maxwell Drive, Clifton Park, NY 12065 (Permit #81310)

Next meeting: December 7, 2021-Submittal deadline November 16, 2021