

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS

AGENDA

January 4, 2022

7:00 PM

Roll Call:

OLD BUSINESS: - None

NEW BUSINESS:

- 1) An application from **Paulsen Development of Albany, LLC** requests variances from Section 208-33B, B-1 zone which requires buildings not be greater than 4,800 sf and lot coverage not exceed 12% of the lot size. Proposed 26,000 sf, variance required = 21,200 sf. Proposed 14.6% coverage, variance required = 2.6%. Property is located at 303 Ushers Road, Clifton Park, NY 12065 (Permit #81311)
- 2) An application from **Gabriel T. Allen** owns 2 separate parcels on East Side Drive. Both are pre-existing, non-conforming lots and neither qualify as keyhole lots since they do not front on a public road. The required setbacks in the CR zone appear to be met by the proposal so only a lot size variance is required. 40,000 sf minimum lot size in a CR zone required for parcels without public water and sewer (sewer will be available in future) 17,572 sf available, 22,428 sf variance required
- 3) An application from **Le Hockford** requests variance to subdivide an existing 7.157 acre parcel into two parcels. Lot #1 proposed to be 2.115 acres, lot #2 proposed to be 5.042 acres. Existing two family residence is on lot #1. A single family dwelling is proposed on lot #2. Per Section 208-16E.(2) three acres of unconstrained land per dwelling is required. 7.157 acres – 1.94 acres wetland = 5.217 acres available. 9-5.217 = 3.783 acres variance required.

Next meeting: February 1, 2022-Submittal deadline January 11, 2022