



Town of Clifton Park Zoning Board of Appeals

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Clifton Park, New York 12065
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ZONING BOARD OF APPEALS AGENDA October 3, 2023 7:00 PM

OLD BUSINESS - None

NEW BUSINESS

1. An application from **CT Solar 3, LLC** requests an area variance from Town Code chapter 208-80 C. (2) Space and bulk standards for Tier 3 solar energy systems the required side yard setback in the CR Zone is 100 feet. The proposed side yard setback is 39 feet. The variance requested is 61 feet. The property is located at Blue Barns Road, Clifton Park NY.
2. An application from **M & M Food Mart** requests the following area variances:
 - A. Per Town Code Chapter 208-97: any structure or use demolished intentionally must meet all current requirements of the Zoning Law when rebuilt requiring the following variances:
 - B. Per Town Code Chapter 208-38 (B): the minimum net land area per establishment shall be 40,000 square feet, existing land area is 26,572 square feet. The variance for the net land area requested is 13,428 square feet.
 - C. Per Town Code Chapter 208-38 (C) Front yards. There shall be a minimum front yard of 80 feet, into which space there shall be no encroachment of structures other than a fence, a wall, or a sign not larger than 20 square feet and no encroachment of commercial usage other than parking space. The gas canopy is located 30 feet from the front lot line. The variance for a front yard setback is 50 feet for the gas canopy.
 - D. Per Town Code Chapter 208-38 (C) Front yards. There shall be no parking allowed within 30 feet of the front lot line. The parking area is located 5 feet from the front lot line. The variance for parking setback is 25 feet from the front lot line.
 - E. Per Town Code Chapter 208-38 (D) Side yards. No automobile parking space shall extend nearer to a side property line than 20 feet. The parking area is located 10 feet from the side lot line. The variance for parking setback is 10 feet from the side lot line.
 - F. Per Town Code Chapter 208-38 (E) Rear yards. No building shall be placed closer to the rear property line than 30 feet with no encroachment by structures or parking. The proposed rear yard setback for the building is 10 feet. The variance requested is 20 feet from the rear lot line setback.
 - G. Per Town Code Chapter 208-38 (G): Green space shall be 35%. The proposed green space is 29%. The variance requested is 6% of the total green space required.
 - H. Per Town Code Chapter 208-93 (C) Public garages and automobile service stations: no gasoline pump shall be placed closer to any property line than 50 feet. The proposed gasoline pump setback is 35 feet. The variance requested is 15 feet.
 - I. Per Town Code Chapter 208-98 Special setback lines: no building or part of a building, other than steps, eaves, and similar fixtures, shall extend nearer to the center line of the street or road than 100 feet in the case of a building in a residential district or 130 feet in the case of a building in any other district. The proposed gas canopy setback is 100 feet. The variance requested is 30 feet from the center line of the street setback.

The property is located at 1019 Rt 146 Clifton Park, NY 12065

Next scheduled ZBA meeting is October 3rd, 2023.

Following submittal deadline October 31st, 2023, for November 21st, 2023, meeting.