



Town of Clifton Park Zoning Board of Appeals

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ZONING BOARD OF APPEALS

AGENDA

February 6th, 2024
7:00 PM

OLD BUSINESS - None

NEW BUSINESS

1. An application from **AJ Signs** requests a sign area variance for a sign permit. Per Town Code Chapter 171 – Signs – Attachment 171C Chart II the allowable wall sign area for a 7,426 square foot ground floor area is 37 square feet. The proposed area for sign is 68 square feet – Variance requested an additional 31 square feet. The property is located at 1208 NY Rt 146, Clifton Park NY.
2. An application from **Kornerstone Roofing Corp.** requests an area variance to replace and enlarge the attached garage. Per Town Code Chapter 208-11 front yard setbacks in a R-1 District is 50 feet. The proposed front yard setback is 39 feet, variance requested is 11 feet. The property is located at 2 Edward Street, Clifton Park NY.
3. An application from **Environmental Design Partnership LLP** requests three (3) area variances for existing parking setbacks and total greenspace. **1.** Per Town Code Chapter 208-50.3 D. no encroachment of parking closer to the rear property line than 30 feet. The existing parking area is 13.5 feet from the rear property line. The area variance requested is 16.5 feet. **2.** Per Town Code Chapter 208-38 D. no automobile parking space shall extend nearer to a side property line than 20 feet. The existing parking area is 16.8 feet from the side yard property line. The area variance requested is 3.2 feet. **3.** Per Town Code Chapter 208-50.3 F. greenspace shall be 35%. The existing greenspace is at 28.7%. The area variance for greenspace is 6.3%. The property is located at 1780 US Rt 9, Clifton Park NY.
4. An application from **Environmental Design Partnership LLP** requests an area variance to propose a cluster subdivision on a 6.1-acre parcel. Town Code Section 179-35 B. (1) (a) Total land area included in the proposed subdivision or contiguously held by the owner, whichever is greater, is 20 acres or more. The current lot size is 6.1 acres - Area variance requested is 13.9 acres. The property is located at 377 Moe Road, Clifton Park NY.
5. An application from **Continuum Commercial Realty** is requesting a use variance to have a Day-Care Center in the Country Knolls West Planned Development District. Per Town Code Chapter A217-106 A. The area will consist of up to 534 single-family residences, up to 80 twin houses in 40 buildings, and up to 168 four-plex's in 42 buildings. There will be approximately 34.5 acres of parkland and 28.5 acres of open land. Town Code Chapter A217-106 A. does not have Day-Care Centers as a permitted use. The project is located at 1 Van Patten Drive, Clifton Park NY.
6. An application from **Henry Witecki** is requesting a use variance to convert a barn structure to a law office in the Conservation Residential Zoning District (CR). Town Code Section 208-16 D. does not have professional offices as a permitted use. The property is located at 87 Hubbs Road, Ballston Lake NY.

7. An application from **Vision Planning Consultants, LLC** requests a use variance to convert a vacated business structure to a single-family home (dwelling) in the Highway Business / Restricted Retail Zoning District (B4A). The permitted uses for a B4A District per Town Code Section 208-50.2 A. states "A use permitted in Neighborhood Business District B-3 except dwellings, which will not be allowed by special exception or otherwise." Since permitted uses exclude dwellings a use variance is required for this parcel. The property is located at 1769 US Rt. 9, Clifton Park NY.
8. An application from **Komp's Quality Auto Works** requests a use variance to convert an accessory barn structure to an automobile repair shop in the Conservation Residential Zoning District (CR). Town Code Section 208-16 D. does not have an automobile repair shop as a permitted use. The property is located at 683 Riverview Road, Rexford NY.

Next scheduled ZBA meeting is March 5th, 2024.

Following submittal deadline February 27th, 2024, for March 5th, 2024, meeting.