



Town of Clifton Park Zoning Board of Appeals

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ZONING BOARD OF APPEALS

AGENDA

March 5th, 2024

7:00 PM

NEW BUSINESS (Carry over from 2/6/24)

1. 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.
2. 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.

OLD BUSINESS

3. 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 a sign is 68 square feet – Variance requested an additional 31 square feet. The property is located at 1208 NY Rt 146, 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.

NEW BUSINESS - None

Next scheduled ZBA meeting is March 19th, 2024.

Following submittal deadline March 12th, 2024, for April 2nd, 2024, meeting.