



Town of Clifton Park Zoning Board of Appeals

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ZONING BOARD OF APPEALS AGENDA February 4th, 2025 7:00 PM

OTHER:

1. Petition for re-hearing-in the matter the application of **Schuyler, LLC** (Permit #: VAR23-000001) The property is located at 862 Grooms Road, Clifton Park, NY.

OLD BUSINESS:

2. A rehearing of an application from **Schuyler, LLC** that requested an Area Variance from Chapter 208-98 special setback lines on Grooms Road-No building shall extend nearer to the center line of the street than 100 feet. The proposed front yard setback for the building is 48 feet - Variance requested = 52 feet. The property is located at 862 Grooms Road, Clifton Park NY. (Permit #: VAR23-000001)
3. An application from **Nolan Engineering, PLLC** requests the following Area Variances:
 - a. 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.
 - b. 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 34 feet from the front lot line. The variance for a front yard setback is 46 feet for the gas canopy.
 - c. 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 16 feet from the front lot line. The variance for parking setback is 14 feet from the front lot line.
 - d. 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 13 feet from the side lot line. The variance for parking setback is 7 feet from the side lot line.
 - e. 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.
 - f. Per Town Code Chapter 208-38 (G): Green space shall be 35%. The proposed green space is 32%. The variance requested is 3% of the total green space required.
 - g. 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 39 feet. The variance requested is 11 feet.
 - h. 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 95 feet. The variance requested is 35 feet from the center line of the street setback.

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

NEW BUSINESS

4. An application from **BBC Development** is requesting a Use Variance to allow for a dog boarding business in the Town Center - Neighborhood General Business Zoning District (TNGB). Town Code Section 208-22 4. A. allows for Pet Grooming and Veterinary Services, but in Town Code Chapter 208-28 Definitions, does not permit for outdoor pens, exercise runs or overnight pet boarding. To allow for an exercise run and overnight pet boarding will require a Use Variance. The property is located at 31 Old Rt 146, Clifton Park NY.
5. An application from **Gilbert VanGuilder Land Surveyor, PLLC** is requesting an area variance from Town Code Chapter 208-86 B. All setbacks, whether front, side, or back yards, shall be a minimum of 50 feet for the main building/structure. The existing setback for the building is 44 feet. The variance requested is 6 feet from the lot line setback. The property is located at 489 Moe Road, Clifton Park, NY.

Next scheduled ZBA meeting is March 4th, 2025.

Following submittal deadline February 11th, 2025, for March 4th, 2025, meeting.