



Town of Clifton Park Zoning Board of Appeals

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ZONING BOARD OF APPEALS

AGENDA

March 4th, 2025

7:00 PM

OLD BUSINESS:

1. 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

2. 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 structure has a setback of 44 feet. A variance of 6 feet from the lot line setback is being requested. The property is located at 489 Moe Road, Clifton Park, NY.

3. An application from **AJ Signs – Thomas Wheeler** is requesting an area variance from Town Code Chapter 171 Chart I - Freestanding signs require a 15-foot front line setback. The proposed location of the freestanding sign is 8 feet from the front-line. A 7-foot area variance from the required 15-foot setback is being requested. The property is located at 1745 US Rt 9, Clifton Park, NY.
4. An application from **ABD Engineers – John Hitchcock, Jr.** is requesting two area variances from Town Code Chapter 208-7 Definition Keyhole Lot: A lot located to the rear of another lot that meets all the requirements of this chapter and has access to a public right-of-way by a strip of land in fee simple ownership, at least 40 feet wide. The existing parcel is being subdivided into two lots. The access width for the existing residence lot will be reduced to 23 feet, requiring a 17-foot variance. The proposed second lot will have a 29-foot access width, requiring an 11-foot variance. The property is located at 3 Woodland Drive, Clifton Park, NY.
5. An application from **Reveal Architecture Design, PLLC – Shawn Corp** is merging two pre-existing non-conforming residential lots into one in the (CR) Conservation Residential Zoning District. Per Town Code Chapter 208-11, the required lot size for dwellings without central water or sewer is 40,000 square feet. The applicant is combining a 10,454 square foot lot with a 7,841 square foot lot, totaling 18,295 square feet. The first area variance of 21,705 square feet is being requested. The second requested area variance is from Chapter 208-11 Space and Bulk Standards. The minimum front yard setback for a dwelling is 30 feet, but the proposed setback is 16 feet for the structure, requiring a 14-foot variance. The property is located at 23 & 25 Camp Road, Clifton Park, NY.

Next scheduled ZBA meeting is March 18th, 2025.

Following submittal deadline March 11th, 2025, for April 1st, 2025, meeting.