



## Town of Clifton Park Zoning Board of Appeals

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### ZONING BOARD OF APPEALS AGENDA March 18<sup>th</sup>, 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.

2. An application from **ABD Engineers** 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.

## **NEW BUSINESS**

3. An application from **AJ Signs – Thomas Wheeler** is requesting two area variances, the first is 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 second is from Town Code Chapter 208-50.3 B. No sign larger than 20 square feet shall be within the 80-foot front yard setback. The proposed sign area is 50 square feet. The variance requested is 30 square feet. The property is located at 1745 US Rt 9, Clifton Park, NY.
  
4. An application from **Conhol LLC – Travis Wood** is requesting two variances, the first is from Town Code Chapter 208-11 minimum land area with central sewer only in a Conservation Residential (CR) Zone is 30,000 square feet. The pre-existing non-conforming lot size is 10,890 square feet. The variance requested is a 9,110 square feet relief. The second is from Town Code Chapter 179-26 C. In no case shall a subdivided lot have less than 40 feet of frontage on a public street. The pre-existing non-conforming lot has 0 feet frontage. The variance requested is 40 feet relief. The property is located at 167 East Side Drive, Clifton Park, NY.

**Next scheduled ZBA meeting is April 1<sup>st</sup>, 2025.**

**Following submittal deadline March 25<sup>th</sup>, 2025, for April 15<sup>th</sup>, 2025, meeting.**