



## Town of Clifton Park Zoning Board of Appeals

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### ZONING BOARD OF APPEALS

#### AGENDA

May 6<sup>th</sup>, 2025

7:00 PM

**OLD BUSINESS:** ~ None

#### **NEW BUSINESS**

1. An application from **ABD Engineers** requests an area variance for a second addition to a Special Use Permit (SUP). The two proposed parking area expansions are approximately 35% expansion from the original SUP. Per Town Code Chapter 208-79 G. (3) any amendment or modification will be limited to a twenty-five percent (25%) expansion of the improved area subject to the special use. An area variance is being sought for a 10% relief of the permitted 25% maximum modification to the SUP. The project is located at 14 Jarose Place, Clifton Park.
2. An application from **Nolan Engineering, PLLC** requests an area variance from Town Code Chapter 208-7 Definitions and word usage - In-Law Apartment - The size of the in-law apartment is not to exceed 30% of the gross floor area (GFA) of the principal unit. The existing GFA is 2,600 sf with a maximum size in-law apartment of 780 sf. The proposed in-law apartment is 1,200 sf or 46% of the GFA of the principal unit. An additional 16% to the permitted 30% for an in-law apartment of the GFA is being requested. The project is located at 7 Collins Court, Clifton Park.
3. An application from **Cellco Partnership dba Verizon Wireless** proposing a new communication pole requests an area variance. From Town Code Chapter 208-95 E(3)(b) new communication towers are prohibited within 500 feet of the property line of a Residential PDD. The proposed tower is 145 feet from a Residential PDD, a 355 feet relief is being sought. The project is located at 100/200 Technology Park, Clifton Park.
4. An application from **AJ Signs** requests two area variances, the first is proposing two special promotional signs with a total of 160 square feet. Per Town Code Chapter 171 Chart I - Special promotion, temporary signs - The area of the sign permitted is 32 square feet. The number of the signs is one. The area variance being sought is for one additional special promotion sign and a relief of 127 square feet of the 32 square feet permitted for a temporary special promotion sign. The second area variance is the proposal of two wall signs. The area of Sign 1 is 288 square feet, the area of Sign 2 is 90 square feet, the two signs total 378 square feet. Per Variance #80627 the maximum wall sign size of 90 square feet is permitted at the Clifton Park Center Mall. The area variance for the wall signs is 288 square feet relief of the 90 square feet permitted. The project is located at 22 Clifton Park Center Road, Clifton Park.

Next scheduled ZBA meeting is May 20<sup>th</sup>, 2025.