



Town of Clifton Park Zoning Board of Appeals

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ZONING BOARD OF APPEALS

AGENDA

May 20th, 2025

7:00 PM

OLD 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 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.

NEW BUSINESS

3. An application from Mary Anne Mariotti request and 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 proposed setback for the building addition is 42 feet. The variance requested is 8 feet from the lot line setback. The project is located at 4 Hilltop Court, Clifton Park.
4. An application from Chrysoula Highland requests an area variance from chapter 208-12. No accessory building shall be placed closer to a rear and side property than 10 feet. The proposed side property line setback is 1 foot for the proposed shed. The variance requested is 9 feet from the 10 feet side property line setback. The project is located at 343 Riverview Road, Clifton Park.

Next scheduled ZBA meeting is June 3, 2025.

Following submittal deadline May 27th, 2025, for June 17th, 2025, meeting.