



Town of Clifton Park Zoning Board of Appeals

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ZONING BOARD OF APPEALS

AGENDA

June 17th, 2025

7:00 PM

OLD BUSINESS:

1. 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 Country Road, Clifton Park.

NEW BUSINESS

1. An application from Deirdre Levesque requesting an area variance from Chapter 208-12 of the Clifton Park Town Code. No accessory structure shall be placed closer to a front property line than 80 feet. The proposed front property line setback is 32 feet for the proposed hot tub. The variance request is relief for 48' from the 80 feet front property line setback. The property is located at 8D LaCosta Drive.
2. An application from Dennis Baker requests an area variance from chapter 208-12. No accessory building shall be placed closer to a front property than 80 feet. The proposed front property line setback is 49 feet for the proposed shed. The variance requested is 31 feet from the 80 feet front property line setback. The project is located at 455 Vischer Ferry Road, Clifton Park.
3. An application from Jeremy VanWormer requests two area variances from chapter 208-12. The first Area Variance is no accessory building shall be placed closer to a front property than 80 feet. The proposed front property line setback is 51 feet for the proposed shed. The variance requested is 29 feet from the 80 feet front property line setback. The second Area Variance is no accessory building shall be placed closer to a side property line than 5 feet. The proposed side property line setback is 3 feet. The variance requested is 2 feet from the 5 feet side property line setback. The project is located at 17 Shadowbrook Drive, Clifton Park.
4. An application from Dennis Odell requests two area variances from chapter 208-12. No detached garage shall be placed closer to a side or rear property line than five feet in a R-1 District and shall be increased by one foot for each foot the height of such building exceeds 15 feet. The proposed building height is 24 feet to the mean height level between the eaves and ridge of the gable. Therefore a 14 feet side and rear setback

are required. The first area variance request is to locate the proposed detached garage 2 feet from the rear property line, needing 12 feet (86%) of relief from the Town Code. The second area variance request is to locate the proposed detached garage 6 feet from the side property line, needing 8 feet (57%) of relief from the Town Code. The property is located at 5 Brier Court, Clifton Park.

5. An application from Silvee June requests an Area Variance from Town Code Chapter 208-10 B.(1)(a)[1] The keeping of livestock or poultry, such as hogs, cows, horses, goats or chickens, with a minimum of five acres. The existing lot size 0.60 acres. The Area Variance requested is 4.40 acres (88%) relief from the 5-acre requirement. The property is located at 1 Eastwood Drive, Clifton Park.

Next scheduled ZBA meeting is July 1st, 2025.

Following submittal deadline June 15th, 2025, for August 5th, 2025, meeting.