



Town of Clifton Park Zoning Board of Appeals

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ZONING BOARD OF APPEALS

AGENDA

July 1st, 2025

7:00 PM

OLD BUSINESS:

1. None

NEW BUSINESS

1. An application from Kody Kowalowski 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 55 feet for the proposed pole barn. The variance request is relief for 25 feet relief from the 80 feet front property line setback. The property is located at 680 Bruno Road, Clifton Park.
2. An application from Daniel Farrow requesting an area variance from Chapter 208-12 of the Clifton Park Town Code. No accessory structure shall be placed closer to a side property line than 10 feet. The proposed side property line setback is 6 feet for the proposed garage. The variance request is relief for 4 feet relief from the 10 feet side property line setback. The property is located at 11 East Side 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 place 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 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.
5. An application from Kenny Bowman requesting three area variances. The first area variance from Town Code Chapter 208-10 B (1)[3] Roadside stands or other structures for the sale of farm products require a lot size larger than 5 acres. The existing parcel is 1.42 acres in size. The applicant requests a relief of 3.58 acres (72%) of the 5-acre requirement to allow a year-round farmstand. The second area variance from Town Code Chapter 208-98 no building or part of a building shall extend nearer to the center line of the road than 100 feet in case of a building in a residential district. The proposed building is approximately 68 feet from the centerline of Grooms Road. The applicant requests a relief of 32 feet (32%) from the 100 feet required special setback. The third area variance from Town Code Chapter 208-11 the front yard setback in a R-1 district is 50 feet. The proposed building setback from Moe Road is 43.5 feet. The applicant requests a relief of 6.5 feet (13%) from the required 50 feet building setback. The property is located at 536 Grooms Road, Clifton Park.

Next scheduled ZBA meeting is August 5, 2025.

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