



Town of Clifton Park Zoning Board of Appeals

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ZONING BOARD OF APPEALS

AGENDA

December 2nd, 2025

7:00 PM

OLD BUSINESS: ~None

NEW BUSINESS

1. An application from Gilbert VanGuilder Land Surveyor, PLLC requesting an area variance from Town Code Chapter 208-16 E.(5)(d), a minimum lot size of 40,000 square feet is required for parcels served by on-site septic and well systems. The proposed lot-line adjustment would increase the subject parcel's area from 30,050 square feet to 33,353 square feet. The parcel remains 6,647 square feet below the required minimum lot size. The proposed lot-line adjustment requires an area variance for 6,647 square feet of relief from the minimum lot-size requirement. The property is located at 4 Lynn Court, Clifton Park NY.
2. An application from Lansing Engineering, PC requesting an area variance from Town Code Chapter 208-65 E (2) Side yards/rear yards. A twenty-five-foot minimum side and rear yard setback, which shall be considered a buffer area, and which shall contain natural or planted vegetation for the purpose of screening uses from adjacent properties. No parking shall be permitted in the buffer area. The proposed parking setback along the side yard setback is 0 feet. An area variance of a 25-foot relief from the side yard setback is being requested from the 25-foot buffer area. The property is located at 19 Synergy Park Drive Rear, Clifton Park NY.
3. An application from Upper Darby Sign Company dba Pro Signs requests the following Area Variances:
 - a. Per Town Code Chapter 171 Chart II Formula A-2 - The allowable freestanding signs area for a 5,400 square foot structure is 41 square feet. The proposed freestanding sign is 48 square feet. An area variance of 7 additional square feet is being requested from the 41 square foot area that is permitted for this site.
 - b. Per Town Code Chapter 171 Chart II Formula C-2 - The allowable wall sign area for a 5,400 square foot structure is 27 square feet. The proposed wall signs on the gas station canopy total 88 square feet. An area variance of 62 additional square feet is being requested from the 27 square foot area that is permitted for this site.
 - c. Per Town Code Chapter 171 Chart II Number of Signs the maximum number is one wall sign. The total number of proposed wall signs is four. An area variance of 3 additional wall signs is being requested from the one wall sign permitted for this site.
 - d. Per Town Code Chapter 171-4 G. (11) (a) Integral graphics on gasoline pumps limited to one square foot per pump. The proposed signage on each pump is approximately 12 square feet per

- pump. An area variance of 11 additional square feet is being requested from the one square foot area that is permitted per Town Code.
- e. Per Town Code Chapter 171-4 G. (11) (b) Two identification signs which do not exceed two square feet at each fuel pump island. The proposed signage for each fuel pump island is approximately 21 square feet per fuel pump island. An area variance of 19 additional square feet is being requested from the two square feet area that is permitted per Town Code.

The property is located at 916 Riverview Road, Rexford NY.

Next scheduled ZBA meeting is January 6th, 2026.

Following submittal deadline December 16th, 2025, for January 6th, 2026, meeting.