



## Town of Clifton Park Zoning Board of Appeals

One Town Hall Plaza - Clifton Park, New York 12065  
(518) 371-6054 - FAX (518) 371-1136

### ZONING BOARD OF APPEALS - AGENDA

July 6<sup>th</sup>, 2026 @ 7:00 PM

**Public Privilege** - Any member of the public may speak for up to three (3) minutes on matters currently before the Zoning Board of Appeals as open projects. Comments should be relevant to the Zoning Board of Appeals' jurisdiction. This opportunity is intended to allow the public to provide input or raise concerns related to active applications under review.

#### **OLD BUSINESS** - *None*

#### **NEW BUSINESS**

1. An application from **Environmental Design Partnership LLP** requests an area variance from Town Code Chapter 208-11 Note c. The minimum width of all lots at the front building line along those streets listed in § 208-98 shall be 200 feet in all residential districts. Elnora-Jonesville Road (Main Street) is listed in § 208-98. The proposed width of Lots 1, 3, & 4 is 101-feet. The variance request for Lots 1, 3, & 4 is 99-feet relief from the 200-feet required width. The proposed width of Lot 2 is 111-feet. The variance request for Lot 2 is 89-feet relief from the 200-feet required width. The property is located at 924 Main Street Clifton Park, NY.
2. An application from **Matthew Signs LLC** requests the following area variances:
  - a. Town Code Chapter 171 - Signs, Attachment 2, Chart I - Commercial. Based on the formula  $A = 0.005 \times GFA$ , a 2,650-sq-ft building is permitted 13 sq. ft. of wall-sign area. However, the ordinance any wall sign to a minimum of 32 sq. ft. The proposal includes five wall signs, totaling of 108 sq. ft. The applicant therefore seeks an area variance of 76 sq. ft. to allow the proposed signage.
  - b. Town Code Chapter 171 - Signs, Attachment 2, Chart I (Permitted Signs - Commercial), which limits each tenant to two wall signs. The proposal includes five wall signs for this applicant. The applicant seeks an area variance to permit three additional wall signs.
  - c. Town Code Chapter 171- Signs, Attachment 2, Chart I - Commercial. The maximum height of a freestanding sign is 18 feet. The proposal shows the freestanding sign at 25-feet. The applicant seeks an area variance of a 7-foot relief of the 18-foot maximum height for a freestanding sign.
  - d. Town Code Chapter 171- Signs, Attachment 2, Chart I - Commercial. The maximum height of a wall sign is 20 feet. The proposal shows the wall signs at 22-feet. The applicant seeks an area variance of a 2-foot relief of the 20-foot maximum height for a wall sign.

The property is located at 811 NY Route 146, Clifton Park, NY.

3. An application from **Gilbert VanGuilder Land Surveyor, PLLC** requests an area variance from Chapter 208-11 of the Clifton Park Town Code. The minimum land area per dwelling unit for a parcel in the R-3 district without central water or sewer is 100,000 square feet. The proposed lot area is 64,618 square feet. The variance requested is a reduction of 35,382 square feet from the 100,000-square-foot minimum lot size. The property is located at 203 Vischer Ferry Road, Clifton Park, NY.
4. An application from **Terry Burks** requests a use variance from Town Code Chapter 171-4 H.(3)(n), as animated signs are prohibited on the subject parcel, which is not located within any of the zoning districts or designated areas where such signs are permitted. The property is located at 713 Clifton Park Center Road, Clifton Park, NY.
5. An application from **Terry Burks** requests an area variance from Town Code Chapter 171- Signs, Attachment 4, Chart III - Residential. freestanding signs for houses of worship are required to maintain a minimum setback of 15 feet from the front property line. The proposed sign location is a zero (0) foot setback from the front property line. The variance requested is a relief of 15 feet from the front property line. The property is located at 713 Clifton Park Center Road, Clifton Park, NY.
6. An application from **Capital District YMCA** requests a use variance from Town Code Chapter 171-4 H. (1) and 171-6 C. (5), as off-premises signs are prohibited on the subject parcel, which is not located within the Off-premises Sign Overlay Zone. The property is located at 1 Wall Street, Clifton Park, NY.

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**Next scheduled ZBA meeting is August 3<sup>rd</sup>, 2026.**

**Following submittal deadline July 13<sup>th</sup>, for August 3<sup>rd</sup>, 2026, meeting.**