

ZONING BOARD OF APPEALS
AGENDA
June 2, 2015
7:00 PM

OPEN PUBLIC NOTE: Each speaker shall state name and address prior to addressing the Board and shall be granted the floor for a single time frame of up to five minutes. The Board asks that members of the public respect the opportunity of the speaker at the podium to be heard, and asks that the public refrain from conducting side meetings within the meeting room. In an effort to ensure that the widest number of community viewpoints are heard, the Board asks members of groups or the public to withhold comment, if their viewpoints have already been presented. The Board thanks everyone in attendance for their understanding and also for their desire to actively participate in the Town decision making process.

Roll Call:

OLD BUSINESS:

None

NEW BUSINESS

1) An application from **Fastsigns of Saratoga Springs** for a variance from Chapter 171- Table II PUD commercial- office wall sign. 10' height allowed, 28'1" sign requested; variance required = 18'1".

Property is located at 648 Plank Road, Clifton Park, NY 12065 (Permit#81026)

2) An application from **Clifton Park Hotel Partners** to build a 4 story hotel in TC-1 Zone (formerly B-4) Variances required:

1)TC-1B: sidestreet setback 30' max required; Variance = 20'

2)TC-1G: Street facades req in BT Zone for first 30' from corner, variance required

3)TC-1 H: 3 stories maximum; 4 stories proposed, variance required

4)TC1-P: 40' minimum rear setback for buffer; 12' proposed; variance = 28'

5)TC1-J: 14' minimum clear height first floor, 11' proposed, variance = 3'

6)TC1-I: 6" max above sidewalk for ground floor finish level; 2-4' proposed; variance required

7) TC1-K: 9' min clear on upper floors; 8' proposed; variance = 1'

8) Primary entrance required along front façade, front façade is side facing public road; variance required

NOTE: TC1-Q Per NYS fire code drive lane minimum width= 26 feet. As proposed is a Planning issue conflict with the building code and no variance is allowed.
Property is located at 627 & 629 Plank Road, Clifton Park, NY 12065 (Permit #81018)

3) An application from **Fred Ogle** to put carport to north side of house. Section 208-11 requires 10' side setback from property line, 3.5' available; variance required = 6.5'.
Property is located at 911 Main Street Jonesville, NY 12065 (Permit#81027)

4) An application from **S & J Associates of the Capital District LLC** for a use variance to convert vacant apartment to professional space. (SUP granted 1989 to allow professional office in building) Section 208-10B professional offices not an allowed use or avail for consideration as a special use in an R-1 zone. Use variance required to convert remainder of building to office space.
Property is located at 601 Bruno Road, Clifton Park, NY 12065 (Permit#81028)

5) An application from **Sign Studio, Inc (Ron Levesque)** for 2 variances from Chapter 171 Sign law 1) Table I of Chapter 171 allows 20' max height for wall sign, 35' requested, variance required =15' 2) Request for use variance from Section 171-4H(3)(n) for animated sign which is only allowed in B-3 zone for gas station pricing
Property is located at 1220 Route 146, Clifton Park, NY 12065 (Permit#81029)

6) An application from **Clifton Park Plaza Associates, LLC** for 16 variances for commercial shopping center redevelopment of existing Clifton Park Plaza.
Rite Aid (front facing Rt 146) – 3 variances

- 1) 208-98 – 130' bldg front to centerline req; 117.5 avail; reqd variance = 12.5'
- 2) 208-38C - 80' to front prop line; 50.1' avail, reqd variance=30'
- 3) 208-38C – 30' front pkg req; 4.8' avail, reqd variance =25.2'

10,000 sq.ft Retail (front facing Vischer Ferry Road) - 2 variances

- 1) 208-98 – 130' bldg front to centerline (VF Road) reqd; 15.9' avail, reqd variance =114.1'
- 2) 80' to front property line req; 15.9' avail, variance reqd = 64.1'

General variances for plaza – 4 variances

- 1) 208-38G – Greenspace required 35%; 15.5% shown on print, 16.6% in text, 24.8% existing, variance reqd = 19.5%
- 2) 208-39 - 1 entrance/exit per establishment; 2 proposed for Rt 146
- 3) 208-40 – 10' buffer required; east side 6' avail; south side 2.5' avail; north and west sides 0' avail in places
- 4) 208-99B – 378 spaces needed for parking; proposed = 322, variance reqd = 56 spaces

Per allowed uses in Section 208-37 shopping center subject to provisions of Section 208-89. – 7 variances

- 1) 208-98A 10 acres required; 7.656 acres avail, variance reqd = 2.344
- 2) 208098E 375 spaces required; 322 proposed, variance reqd = 56 spaces
- 3) 208-98G – 100' setback for bldgs. from all property lines
Price Chopper 31'; variance reqd = 69'
Rite Aid 50.1'; variance reqd = 49.9'
Retail 15.9'; variance reqd = 84.1'
- 4) 208-98G – Parking shall be 50' from property lines
Retail/Price Chopper 11.4'; variance reqd = 38.6'

Rite Aid 4.8'; variance reqd = 45.2'

Property is located at 1028 & 1016 Route 146, Clifton Park, NY 12065 (Permit #81031)

7) An application from **Glen & Alison Brust** for a lot size variance for septic system from Section 208-43.3 & 208-97 E(b) Lot is pre-existing and may be used as residential. Location Hamlet Mixed Use zone. Using requirements of Hamlet Residential, minimum lot size required = 40,000 sq. ft.; 25,265 sq. ft. avail; variance required = 14,735 sq. ft. Property is located at corner of Glenridge Road and Madison Avenue, Rexford NY 12148 (Permit #81030)

Next meeting: June 16, 2015

Next submittal deadline: May 26, 2015 for June 16, 2015 meeting