

ZONING BOARD OF APPEALS
AGENDA
August 18, 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 **Casco Hospitality, LLC** for new variances for hotel, due to further subdivision of property than previously approved in Variance #80814
- 1)Section 208-50.3C: 30' side yard bldg. setback req; (bldg. height (60') requires additional setback at 2' per extra foot of height over 35'. $60-35=25 \times 2=50'$) Worst case 29.8' available; Variance required = 50.2'
 - 2)Section 208-50.3C: 20' parking side setback reqd; 0' available; Variance required =20'
 - 3)Section 208-50.3C: 30' existing bldg. side setback reqd; 0' available; Variance required = 30'
 - 4)Section 208-50.3C: 20' existing parking side setback reqd; 0' available; Variance required = 20'
 - 5)Section 208-50.3B: New building front parking setback reqd =30', 0' available, Variance required = 30'

Property is located at 1747-1749 Rte. 9, Clifton Park, NY 12065 (Permit #81040)

- 2) An application from **Peter Voss** for a use variance from Section 208-97B to rebuild dwelling on pre-existing, non-conforming parcel. Structure will increase from 1188 sq.ft. to 1668 sq.ft. Variance may be required for septic system which must be a minimum of 100' from highwater of Ballston Lake.

Property is located at 111 East Side Drive, Ballston Lake, NY 12019 (Permit #81043)

3) An application from **Susan Hoffman** for variances to expand retail store. 1)Section 208-50.3B: front yard setback required=30', 4' available, Variance required = 26'
2) Section 208-50.5: 15' landscape buffer required, 4' avail on N side, 0' avail on S side, Variance required = 15' 3) Section 208-50.2B: 30,000 sq.ft. max building area required, proposed 13,315 sq.ft. expansion results in 30,285 sq.ft. (town records) or 30,389 sq.ft. (county records) Variance required = 389 sq.ft. Variance may be required for greenspace.

Property is located at 1762 Route 9, Clifton Park, NY 12065 (Permit #81044)

4) An application from **Carmina Miller** for variances for a 12' x 20' single car garage. Section 208-12A requires 80' front setback; lot is 96' deep, proposed location puts rear of structure at 80'; Variance required=20'

Property is located at 36 East Haystack Road, Clifton Park, NY (Permit#81045)

Next meeting: September 1, 2015

Next submittal deadline: August 11 , 2015 for September 1, 2015 meeting