

# Town of Clifton Park

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## Zoning Board of Appeals



## ZONING BOARD OF APPEALS AGENDA February 21, 2017 7:00 PM

**OPEN PUBLIC NOTE:** During a Public Hearing, each speaker shall state his/her name and address prior to addressing the Board and shall be granted the floor for up to five (5) minutes. In addition, the Board will accept project relevant comments or questions from any audience member who raises his/her hand after the presentation of each Agenda item. 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 will not start any new reviews after 11:00 p.m. All remaining items will be placed first on the next agenda.

### OLD BUSINESS:

N O N E

### NEW BUSINESS

1. Application from **Bernard E. Rucinski and Cindy Koney** to subdivide 6.21 acres in an R-1 Zone into 3 separate lots; Lot #532 to be 2.61 acres; Lot #534 to be 1.86 acres and Lot #536 to be 1.74 acres. 4 area variances required from 1) Section 208-11 for Lot #534 which requires a 50' front setback from the property line. 43' available; 7' variance required; 2) Section 208-98 for Lot #534 which requires 100' from the centerline of Grooms Road (a special road); 76.1' available; 24' variance required; 3) Section 208-12 for Lot #536 (a corner lot with 2 fronts) which requires an 80' setback from the property lines of both Moe and Grooms Roads; 33' from property line along Moe Road available; 47' variance required and 56' from property line along Grooms Road available; 24' variance required; and 4) Section 208-98 for Lot #536 which requires 100' setback from the centerline of Grooms Road; 87' available; 13' variance required. Property is located at 534 Grooms Road, Clifton Park, NY 12065. (Permit #81118).
2. Application from **Rav Sign, Inc.** for an area variance for a second wall sign of 19SF. First sign = 40SF. 40SF total allowed per variance #80627. 19SF variance required. (2<sup>nd</sup> sign allowed if within allowable area). Property is located at 309 Clifton Park Center Road, Clifton Park, NY 12065. (Permit #81120).
3. Application from **Mark and Courtney Habiniak** for an area variance for a detached garage on a keyhole lot in an R-1 Zone, from Section 208-12 which requires an 80' front setback for an accessory structure. 35' available, 45' variance required. Property is located at 768 Carlton Road, Clifton Park, NY 12065. (Permit #81121)

**Next meeting: March 7, 2017**

**Next application deadline: February 14, 2017 for the March 7, 2017 meeting**