

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA

April 4, 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:

1. Application from **Bryan B. Bagstad** for 6 area variances to subdivide existing lot into 2 parcels for new residence to be constructed in R-1 Zone. 1) minimum lot size without sewer = 40,000 SF. Lot 1 = 18,710 SF; 21,290 SF variance required; 2) Lot 2 = 29,910 SF; 10,090 SF variance required; 3) minimum lot width at front building line on a special road = 200'. Lot 1 width = 81.36'; 118.64' variance required; 4) Lot 2 width = 75.57'; 124.43' variance required. 5) 50' front setback required to property line for R-1 Zone. Main Street is a "special road" per Section 208-98 which also requires a 100' front setback from the road centerline. Lot 1 = 18.9' available to property line; 31.1' variance required; 59' available to road centerline; 41' variance required; and 6) Lot 2 = 39' available to property line; 11' variance required; 72' available to road centerline; 28' variance required. Property is located at 944 Main Street, Clifton Park, NY 12065. (Permit #81116).

NEW BUSINESS

1. Application from **Jonathan Messinger** for an area variance from Section 208-12A for accessory structure setback. 80' front setback from property line required. 30' available; 50' variance required. Previous variance granted 30' relief. Property is located at 34 Country Club Acres Drive, Clifton Park, NY 12065 (Permit #81124).
2. Application from **Boni Builders, Inc.** for 4 area variances from Section 208 to construct a 2 story single family home on a existing non-conforming lot. 1) 40,000 SF required in an R-1 Zone for lots without sewer. 11,592 SF available; 28,408 SF variance required; 2) front setback required = 50' from property line; estimated 35' proposed (60' from centerline); 15' variance required; 3) Section 208-98 (special roads) front setback required from road centerline = 100'. 60' proposed, 40' variance required; and 4) Section 208-11c – lot width required in residential districts along special roads = 200', 60' proposed, 140' variance required. Property is located at 896 Main Street, Clifton Park, NY 12065. (Permit #81125).

Next meeting: April 18, 2017

Next application deadline: March 28, 2017 for the April 18, 2017 meeting