

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA

August 15, 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 **Stewart's Shops Corp.** for 10 variances for the construction of a 3,675 SF building with gas canopy as follows:
 - 1) Section 208-98 requires 130' setback from Route 146 road centerline. 114' available from the north; 16' variance required;
 - 2) Section 208-38C requires 80' setback from north property line. 40' available on the north; 40' variance required;
 - 3) Section 208-98 requires 130' setback from Route 146 centerline; 76' available; 54' variance required; and 54' variance required from Vischer Ferry Road centerline;
 - 4) Section 208-38C requires 80' setback from property line. 53' available; 27' variance required;
 - 5) Section 208-98 requires 130' building setback from Vischer Ferry Road centerline. 98' available; 32' variance required;
 - 6) Section 208-39 requires one exit/entrance per establishment per road. Two exits on Route 146 proposed. Variance required for the second exit/entrance;
 - 7) Section 208-38G requires 35% greenspace. 20% proposed; 15% variance required;
 - 8) Section 208-40 requires a 10' landscaping buffer. Buffer not 10' wide in many areas; variance required;
 - 9) Sign Law Chapter 171 Chart 1 allows 32 SF of wall signage. 39 SF proposed; 7 SF variance required; and
 - 10) Sign Law Chapter 171 Chart 1 requires 15' setback for freestanding sign. 7' proposed; 8' variance required. Property is located at 1206 Route 146, Clifton Park, NY 12065. (Permit #81136).

Next meeting: September 5, 2017

Next application deadline: August 15, 2017 for the September 5, 2017