

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA December 5, 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 **Windsor Development** for two (2) area variances from Chapter 171, Table I as follows: 1) 60SF of wall signs allowed; 253SF requested and 2) 18' height for wall signs allowed. 24' requested; 6' variance requested. Property is located at 19 Clifton Country Road, Clifton Park, NY 12065. (Permit #81139).

NEW BUSINESS

1. Application from **Environmental Design Partnership** for an area variance from Section 208-33B which allows single buildings to be a maximum of 4800 SF. Pre-existing building built in 1981 is 7741 SF per application. (7960 SF per County records). Applicant requests variance for building addition which would raise building area to 9000. 9000 SF – 7741 SF = 1259 SF variance required. Property is located at 900 Route 146, Clifton Park, NY 12065. (Permit #81142).
2. Application from **Columbia Development Companies** for 3 area variances to demolish 3 existing buildings and construct 1 new building in a B-1 Business Non-Retail Zone as follows: 1) Section 208-33B requires 12% maximum coverage of parcel. 12.71% coverage proposed; .71% variance required; 2) Section 208-33B requires maximum building size to be 4800 SF. Proposed building is 15,500 SF; 10,700 SF variance required and 3) Section 208-99-B requires one parking spot for every 150 SF of floor area for medical buildings. 104 parking spaces required per proposed SF; 95 spaces proposed; variance for 9 spaces required. Property is located at 989 Route 146, Clifton Park, NY 12065. (Permit #81144).
3. Application from **Rick Peabody** to subdivide existing lot into 2 parcels in an R-1 Zone. One parcel with existing house will be 20,000 SF and require no variances if property is connected to public water and sewer. The newly created parcel will require 2 area variances as follows: 1) Section 208-11 requires minimum lot size of 20,000 SF. 19,731 SF available; 269 SF variance required and 2) Section 208-11 requires 100' lot width at building line. 99.81' available, .29' variance required. Property is located at 757 Carlton Road, Clifton Park, NY 12065. (Permit #81145).

Next meeting: January 2, 2018

Next application deadline: December 12, 2017 for January 2, 2018 meeting