



Town of Clifton Park Zoning Board of Appeals

One Town Hall Plaza
Clifton Park, New York 12065
(518) 371-6054
FAX (518) 371-1136

ZONING BOARD OF APPEALS

AGENDA

January 6th, 2026

7:00 PM

OLD BUSINESS: ~None

NEW BUSINESS

1. An application from Gilbert VanGuilder Land Surveyor, PLLC requesting an area variance from Town Code Chapter 208-16 E.(5)(d), a minimum lot size of 40,000 square feet is required for parcels served by on-site septic and well systems. The proposed lot-line adjustment would increase the subject parcel's area from 30,050 square feet to 33,353 square feet. The parcel remains 6,647 square feet below the required minimum lot size. The proposed lot-line adjustment requires an area variance for 6,647 square feet of relief from the minimum lot-size requirement. The property is located at 4 Lynn Court, Clifton Park NY.
2. An application from Edin Klapija is requesting an area variance. Pursuant to Filed Map N-41 on record with Saratoga County, the required side yard building setback is 10 feet. The applicant proposes to construct a sunroom addition located 3 feet 6 inches from the side property line and is therefore requesting an area variance of 6 feet 6 inches from the required 10-foot side yard setback. The property is located at 84 Tallow Wood Drive, Clifton Park NY.
3. An application from Buddy Beames is requesting an area variance from Town Code Chapter 208-98, Special Setback Lines. The proposal includes a concrete bump-out to accommodate stairs leading to the basement. The bump-out would be located 95 feet from the centerline of Long Kill Road, requiring a 5-foot area variance from the required 100-foot special setback. The property is located at 1 Placid Pines Court, Clifton Park NY.
4. An application from Bohler Engineering requests the following Area Variances:
 - a. An area variance from Town Code Chapter 208-7, which limits convenience stores to no more than 4 pump islands or 12 nozzles. The proposed plans include 8 pump islands with a total of 20 nozzles. Accordingly, the applicant is requesting a variance to allow 4 additional pump islands (for a total of 8) and 8 additional nozzles (for a total of 20).
 - b. An area variance from Town Code Chapter 208-7, which defines a convenience store as a facility with a gross floor area of 5,000 square feet or less. The proposed convenience store is 6,730 square feet. Accordingly, the applicant is requesting 1,730 square feet of relief from the 5,000-square-foot limit.
 - c. An area variance from Town Code Chapter 208-38(C), which prohibits parking within 30 feet of the front lot line. The proposed plans show parking located 23.6 feet from the front lot line.

Therefore, the applicant is requesting 7 feet of relief from the required 30-foot front parking setback.

- d. An area variance from Town Code Chapter 208-38(D), which prohibits parking within 20 feet of the side property line. The proposed plans show parking located 8.9 feet from the front lot line. Therefore, the applicant is requesting 12 feet of relief from the required 20-foot side parking setback.

The property is located at 1532 Crescent Road, Clifton Park, NY.

5. An application from Environmental Design Partnership requesting an area variance from Town Code Chapter 208-65(E)(1), which requires a minimum 50-foot front yard building setback. The proposed 4,000-square-foot storage building would have a 31-foot setback. Therefore, the applicant is requesting 19 feet of relief from the front yard setback requirement. The property is located at 2108 US Rt 9, Clifton Park NY.
6. An application from Glenn Coffman requesting two area variances. The first area variance is from Town Code Chapter 208-11 minimum land area without central water or sewer in a Conservation Residential (CR) Zone is 40,000 square feet. The pre-existing non-conforming lot size is 19,455 square feet. The variance requested is a 20,545 square feet relief. The second area variance is from Town Code Chapter 179-26 C. In no case shall a subdivided lot have less than 40 feet of frontage on a public street. The pre-existing non-conforming lot has 0 feet frontage. The variance requested is 40 feet relief. The property is located at 33 Turner Park Road, Clifton Park, NY.

Next scheduled ZBA meeting is February 3rd, 2026.

Following submittal deadline January 13, 2026, for February 3rd, 2026, meeting.