



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

February 2nd, 2026 @ 7:00 PM

Public Privilege - Any member of the public may speak for up to three (3) minutes on matters currently before the Zoning Board of Appeals as open projects. Comments should be relevant to the Zoning Board of Appeals' jurisdiction. This opportunity is intended to allow the public to provide input or raise concerns related to active applications under review.

OLD 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 6 pump islands with a total of 16 nozzles. Accordingly, the applicant is requesting a variance to allow 2 additional pump islands (for a total of 6) and 4 additional nozzles (for a total of 16).
 - 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 5,852 square feet. Accordingly, the applicant is requesting 852 square feet of relief from the 5,000-square-foot limit.

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

5. 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.

NEW BUSINESS

6. An application from AJ Signs requesting three area variances:
 - a. From Town Code Chapter 171- Signs, Attachment 3, Chart II – Office. Based on the formula $A=0.005 \times GFA$, a 30,000-sq-ft building is permitted 150 sq. ft. of wall-sign area; however, the ordinance limits any wall sign to a maximum of 60 sq. ft. The proposal includes two wall signs, each 117 sq. ft., for a total of 234 sq. ft. The applicant therefore seeks an area variance of 174 sq. ft. to allow the proposed signage.
 - b. From Town Code Chapter 171 – Signs, Attachment 3, Chart II (Permitted Signs – Office), which limits each tenant to one wall sign. The proposal includes two wall signs for this applicant. The applicant seeks an area variance to permit one additional wall sign.
 - c. From Town Code Chapter 171 – Signs, Attachment 3, Chart II (Permitted Signs – Office), which establishes a maximum wall-sign height of 16 feet. The proposed wall signs are designed at a height of 30 feet. Accordingly, the applicant seeks 14 feet of area-variance relief from the maximum 16 feet height requirement.

The property is located at 3 Synergy Park Drive, Clifton Park, NY.

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Next scheduled ZBA meeting is March 2nd, 2026.

Following submittal deadline February 9th, 2026, for March 2nd, 2026, meeting.