



## 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

March 2<sup>nd</sup>, 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 **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.

#### NEW BUSINESS

2. An application from **Danielle Urkevich** requests an area variance from Chapter 208-12 of the Clifton Park Town Code. No accessory structure shall be placed closer to a front property line than 80 feet. The proposed front property line setback is 50 feet for the proposed swimming pool. The variance request is for a 30-foot relief from the 80-foot front property line setback. The property is located at 14 Kain Terrace, Clifton Park, NY.
3. An application from **Gilbert VanGuilder Land Surveyors** requests the following area variances:
  - a. Pursuant to Town Code §208-43.3(A), one-family detached dwellings are limited to 25 percent of a parcel's total potential residential density. Based on a density of one unit per acre, the 2.54-acre parcel permits a maximum of 0.635 units. The existing single-family dwelling on proposed Lot 1 (approximately 0.67 acres) exceeds this limit; therefore, an area variance of 0.365 units is requested to allow one existing dwelling.
  - b. Pursuant to Town Code §208-43.3(B), retail and commercial uses are limited to 2,000 square feet per acre and may not exceed 25 percent of a parcel's total potential commercial density. Based on the 2.54-acre parent parcel, the maximum permitted commercial density is 1,270 square feet. The existing 12,335-square-foot commercial building exceeds this limit; therefore, an area variance of 11,065 square feet is requested to permit the existing nonconforming commercial density on the proposed Lot 2.

The property is located at 1143 Ballston Lake Road, Clifton Park, NY.

4. An application from **Slade Jones** requests the following area variances:
  - a. The applicant requests an area variance from Town Code Chapter 171- Signs, Attachment 2, Chart I – Commercial. Based on the formula  $A=0.005 \times GFA$ , a 3,600-sq-ft building is permitted 18 sq. ft. of wall-sign area; however, the ordinance any wall sign to a minimum of 32 sq. ft. The proposal includes five wall signs, each 225 sq. ft., for a total of 1,125 sq. ft. The applicant therefore seeks an area variance of 1,093 sq. ft. to allow the proposed signage.
  - b. The applicant requests an area variance from Town Code Chapter 171 – Signs, Attachment 2, Chart I (Permitted Signs – Commercial), which limits each tenant to two wall signs. The proposal includes five wall signs for this applicant. The applicant seeks an area variance to permit three additional wall signs.

The property is located on Wood Road – Tax Parcel # 250.-2-1.1

5. An application from **Sokolowski's Greenhouses LLC** requests the following area variances:
  - a. Per Town Code Chapter 208-10 B.(1)(a)[2] Operation of a commercial greenhouses, with a lot of a minimum of five acres. Existing lot size 2.839 acres. Variance requested 2.16 acres.
  - b. Per Town Code Chapter 208-11. Minimum side yard setback for a building is 10 feet. The building is located 9.22 feet from the side property line a 1-foot relief is being requested.

The property is located at 570 Grooms Road, Clifton Park, NY

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**Next scheduled ZBA meeting is March 16<sup>th</sup>, 2026.**

**Following submittal deadline March 16<sup>th</sup>, 2026, for April 6<sup>th</sup>, 2026, meeting.**