



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 16th, 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.

NEW BUSINESS

1. 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 35 feet for the proposed swimming pool. The variance request is for a 45-foot relief from the 80-foot front property line setback. The property is located at 14 Kain Terrace, Clifton Park, NY.
2. An application from **Environmental Design Partnership** requests the following area variances:
 - a. Per Town Code Chapter 208-35 D. (2) No building shall be placed closer to a side property line than 25 feet. The proposed building is located 15 feet from the side property line. A 10-foot relief from the code is being requested.
 - b. Per Town Code Chapter 208-35 D. (2) No building shall be placed closer to a rear property line than 25 feet. The proposed building is located 10 feet from the rear property line. A 15-foot relief from the code is being requested.The property is located at 898 Route 146, Clifton Park, NY.
3. An application from **Gilbert VanGuilder Land Surveyor, PLLC** requests an area variance from Chapter 208-11 of the Clifton Park Town Code. The minimum land area per dwelling unit for a parcel in the R-1 with central sewer and central water is 20,000 square feet. The existing lot area is 14,826 square feet. The area variance request is for a 5,174 square feet relief from the 20,000 square feet minimum lot size. The property is located at Woodcliffe Drive (Tax Map # 265.-2-72.2)
4. An application from **Kevin Bowman** is proposing a year-round farmstand to replace a seasonal farmstand and will require the following area variances:
 - a. Per Town Code Chapter 208-10 B (1)[3] Roadside stands or other structures for the sale of farm products require a lot size larger than 5 acres. The existing parcel is 1.42 acres in size. The applicant requests a relief of 3.58 acres (72%) of the 5-acre requirement to allow a year-round farmstand.
 - b. The proposed location of the year round farmstand is located on Grooms Road. Grooms Road is identified as a street the requires a special setback. Per Town Code Chapter 208-98 no building or part of a building shall extend nearer to the center line of the road than 100 feet in case of a building in a residential district. The proposed building is approximately

68 feet from the centerline of Grooms Road. The applicant requests a relief of 32 feet (32%) from the 100 feet required special setback.

- c. The proposed year-round farmstand is located on a corner lot. Front yard building setbacks are applied for both Grooms Road and Moe Road. Per Town Code Chapter 208-11 the front yard setback in a R-1 district is 50 feet. The proposed building setback from Moe Road is 45 feet. The applicant requests a relief of 5 feet (10%) from the required 50 feet building setback.

The property is located at 536 Grooms Road, Clifton Park, NY.

5. An appeal of administrative determination submitted by **Kamran Baig** regarding the property located at 1532 Crescent Road, Clifton Park, NY. The appeal challenges an administrative decision issued by the Town Zoning Administrator concerning the interpretation and application of the Town Zoning Code as it relates to the application listed below under Item 6(a).

OLD BUSINESS

6. 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.

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Next scheduled ZBA meeting is April 6th, 2026.

Following submittal deadline March 30th, for April 20th, 2026, meeting.