



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
April 6th, 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 **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 53 feet for the proposed swimming pool. The variance request is for a 27-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 **Kevin Bowman** is proposing a year-round farmstand to replace a seasonal farmstand and will require an area variance from 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. The property is located at 536 Grooms Road, Clifton Park, NY.

NEW BUSINESS

3. An application from **DCG Development Co.** requests a use variance to permit a personal service establishment within a condominium property located in the Business Non-Retail 1 (B-1) Zoning District. The requested variance applies solely to one condominium unit, identified as Tax Map No. 271.40-1-109. Pursuant to Town Code § 208-32(A), personal service establishments are not permitted uses within the B-1 Zoning District. The property is located at 943 Route 146, Clifton Park, NY.
4. The Zoning Board of Appeals will review an appeal submitted by counsel for Dr. Lewis Morrison, dated March 12, 2026, regarding the zoning interpretation issued by the Town Zoning Administrator on January 13, 2026, for the proposed concrete batch plant at 1910 U.S. Route 9. The ZBA will determine whether the appeal was filed within the statutory deadline and whether the appellant has standing, as required by New York Town Law and the Town Code.

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Next scheduled ZBA meeting is April 20th, 2026.
Following submittal deadline April 13th, for May 4th, 2026, meeting.