



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 20th, 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 **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.

NEW BUSINESS

2. 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 $A=0.005 \times \text{GFA}$, 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
3. An application from **Vital Sign & Graphics Co.** requests an area variance to Town Code Chapter 171, Attachment 2, Chart I, – Commercial, the allowable wall sign area is calculated as 0.005 multiplied by the gross floor area (2,450 ± sq. ft.), resulting in 12.25 square feet. However, the Code provides that the minimum allowable wall sign area shall not be less than 32 square feet. The proposed wall sign measures 60 square feet. Accordingly, the applicant seeks a 28-square-foot area variance to permit the installation of the proposed 60-square-foot wall sign. The property is located at 1218 Route 146, Clifton Park, NY.
4. An application from **Brian Smith** requests the following area variances:
 - a. The applicant requests an area variance from Chapter 208-11 of the Clifton Park Town Code. No dwelling unit shall be placed closer to a side property line than 10 feet. The proposed side property line setback is 3.5 feet for the proposed attached garage. The variance request is for a 6.5-foot relief from the 10-foot side property line setback.

- b. This parcel has a pre-existing nonconforming lot size. Per Town Code Chapter 208-16 E. (5)(c) The minimum lot size per dwelling with municipal sewer only is 20,000 square feet. The existing parcel is 14,869 square feet in area. The variance request is 5,131 square feet from the minimum 20,000 square feet lot size.

The property is located at 82 East Side Drive, Clifton Park, NY.

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Next scheduled ZBA meeting is May 4th, 2026.

Following submittal deadline April 27th, for May 18th, 2026, meeting.