



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
June 1st, 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.~~
WITHDRAWN

NEW BUSINESS

2. An application from **Environmental Design Partnership, LLP** requests an area variance from Chapter 208-11 of the Clifton Park Town Code. No dwelling unit shall be placed closer to a front property line than 50 feet. The proposed front property line setback is 35 feet for the proposed residence. The variance request is for a 15-foot relief from the 50-foot front property line setback. The property is located at 35 Wheeler Drive, Clifton Park, NY (Tax Map 271.6-3-48).
3. An application from **AJ Signs** requests an area variance from Town Code Chapter 171, Attachment 2, Chart I, Table of Permitted Signs – Commercial, the allowable wall sign area is calculated as 0.005 multiplied by the gross floor area (8,100 ± sq. ft.), resulting in 40.5 square feet. The Goldfish Swim School tenant currently has a wall sign measuring 39.5 square feet. The proposed second wall sign measures 14 square feet. The applicant seeks a 13-square-foot area variance to permit the installation of the second 14-square-foot wall sign. The property is located at 1208 NY Route 146, Clifton Park, NY.

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Next scheduled ZBA meeting is June 15th, 2026.

Following submittal deadline June 15, for July 6th, 2026, meeting.