



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

August 3rd, 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 **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-3 district without central water or sewer is 100,000 square feet. The proposed lot area is 90,221 square feet. The variance requested is a reduction of 9,779 square feet from the 100,000-square-foot minimum lot size. The second requested area variance is from Town Code Chapter 208-11 Note c. The minimum width of all lots at the front building line along those streets listed in § 208-98 shall be 200 feet in all residential districts. Vischer Ferry Road is listed in §208-98. The proposed width of Lot 2 is 155-feet. The variance request for Lot 2 is 45-feet relief from the 200-feet required width. The property is located at 203 Vischer Ferry Road, Clifton Park, NY.
2. An application from **Bohler Engineering** requests the following area variances:
 - a. Town Code Chapter 171 - Signs, Attachment 2, Chart I - Commercial. Based on the formula $A = 0.005 \times \text{GFA}$, a 2,650-sq-ft building is permitted 13-sq-ft of wall-sign area. However, the ordinance any wall sign to a minimum of 32-sq-ft Per area variance #80400 a 6-sq-ft area variance for a wall sign was approved bringing the required sign size to 38-sq-ft. The proposal includes five wall signs, totaling of 108-sq-ft. The applicant therefore seeks an area variance of 70-sq-ft. to allow the proposed signage.
 - b. Town Code Chapter 171 - Signs, Attachment 2, Chart I -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.
 - c. Town Code Chapter 171- Signs, Attachment 2, Chart I - Commercial (fast-food). The maximum height of a wall sign is 16 feet. The proposal shows the wall signs at 22-feet. Per area variance #80400 an area variance was granted to allow the wall sign to be 20-feet in height. The applicant seeks an additional area variance of a 2-feet relief of the 20-feet maximum height for a wall sign.
 - d. Town Code Chapter 171 – Signs, Attachment 2, Chart I – Commercial. Based on the formula $A = 0.01 \times \text{GFA}$, a 2,650-sq-ft building is permitted a 26-sq-ft area of a freestanding sign. However, the ordinance any freestanding sign to a minimum of 32-sq-ft. The proposal shows the freestanding sign at 80-sq-ft. The applicant seeks an area variance of 48-sq-ft for the freestanding sign area.

- e. Town Code Chapter 171 G. (3) On-premises directional signs shall not exceed 2-sq-ft. The proposal shows four directional signs at 4-sq-ft each. The applicant seeks an area variance of 2-sq-ft for four of the directional sign areas.
- f. Town Code Chapter 171 G. (3) On-premises directional signs shall not have business names unless required for safety reasons and then not to exceed 25% of the total square footage of the sign. The proposal shows the company logo covering 42% of the sign area. The applicant seeks an area variance of 17% of additional business name coverage on the directional sign.

The property is located at 811 NY Route 146, Clifton Park, NY.

NEW BUSINESS

- 3. An application from **Environmental Design Partnership LLP** requests an area variance from Town Code Chapter 208-11 Note c. The minimum width of all lots at the front building line along those streets listed in § 208-98 shall be 200 feet in all residential districts. Elnora-Jonesville Road (Main Street) is listed in § 208-98. The proposed width of Lots 1, 3, & 4 is 101-feet. The variance request for Lots 1, 3, & 4 is 99-feet relief from the 200-feet required width. The proposed width of Lot 2 is 111-feet. The variance request for Lot 2 is 89-feet relief from the 200-feet required width. The property is located at 924 Main Street Clifton Park, NY.
- 4. An application from **Capital District YMCA** requests a use variance from Town Code Chapter 171-4 H. (1) and 171-6 C. (5), as off-premises signs are prohibited on the subject parcel, which is not located within the Off-premises Sign Overlay Zone. The property is located at 1 Wall Street, Clifton Park, NY.
- 5. An application from **Ianniello Anderson PC.** requests an area variance from Town Code Chapter 208-86(B), which mandates a 50-foot building setback. A single-family residence was constructed within the required 50-foot building setback for a keyhole lot. The structure is currently located 46.9 feet from the property line, resulting in a required variance of 3.1 feet. The property is located at 1379 Rt 146, Clifton Park, NY.

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Next scheduled ZBA meeting is September 9th, 2026.

Following submittal deadline August 20th, for September 9th, 2026, meeting.