



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

September 9th, 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 **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 three wall signs, totaling of 60.5-sq-ft. The applicant therefore seeks an area variance of 22.5-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 three wall signs for this applicant. The applicant seeks an area variance to permit one 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 50-sq-ft. The applicant seeks an area variance of 18-sq-ft for the freestanding sign area.

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

2. An application from **Environmental Design Partnership LLP** requests two area variances. The first 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. 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 second area variance request pertains to Town Code Chapter 208-98, which requires that no building in a residential district be located closer than 100 feet to the centerline of a street. The proposed building setback is 70 feet from the street centerline. Therefore, the applicant is requesting a 30-foot area variance from the required 100-foot setback. The property is located at 924 Main Street Clifton Park, NY.

NEW BUSINESS

3. An application from **Prince of Peace Lutheran Church** requests modification of conditions associated with a previously approved Use Variance (Permit #80899) for an electronic/animated sign in a PIR Zone. The applicant seeks relief from the existing digital sign restrictions to permit photographs, graphics, and visual displays, remove the three-line message limitation, and allow messages to change every five (5) minutes rather than once every twenty-four (24) hours. The proposed upgrade consists of replacing the existing electronic message center within the current sign structure with modern digital display technology and does not increase the size, height, location, or footprint of the approved sign. The property is located at 4 Northcrest Drive, Clifton Park, NY.
4. An application from **Maria McAuliffe** requests an area variance from Town Code Chapter 208-10 B.(10)(a)[7], a two-family dwelling is required to have a minimum lot area of 40,000 square feet. The subject parcel contains 30,927 square feet. The applicant is requesting an area variance of 9,073 square feet from the required 40,000-square-foot minimum lot area. The property is located at 10 Greenfield Court, Clifton Park, N.Y.

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Next scheduled ZBA meeting is September 21st, 2026.

Following submittal deadline September 14th, for October 5th, 2026, meeting.