

Clifton Park Zoning Board of Appeals Meeting Minutes

February 4, 2003

Present: Dale Kelley, Chairman, Michael Dudick,
Skye Heritage, Dale Gleason, Sandra Pace,
Donna Lawton, Gil Kortz

Also Present: Don Clemens, Director Building & Development
Louis Renzi, ZBA Counsel

Mr. Kelley called the meeting to order at 7:05 PM. Mr. Kelley handed out some educational material to the Board members for their use.

OLD BUSINESS

1. An application from Special Projects Development, Inc., requesting an area variance from Section 208-35C from the minimum lot width of 180 ft. at the front building line - actual width = 151 ft. - variance requested = 29 ft.. The property is located at 947 Route 146, Clifton Park. Permit #80413.

NEW BUSINESS

2. An application from Special Projects Development, Inc., requesting an area variance from Section 208-35D(1) and Section 208-98 from the required front yard setback from the centerline of Route 146 for parking - proposed setback = 62 ft. - variance requested = 68 ft.. The property is located at 947 Route 146, Clifton Park. Permit #80419.

The secretary read the legal notice as it appeared in the Daily Gazette on January 16 and 30, 2003.

Mr. Kelley noted that the Saratoga County Planning Board has reviewed this application and has no concerns with this request.

Gil VanGuilder, Land Surveyor, presented this application. He stated that the Planning Board has reviewed this project on a

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conceptual basis and the plan has been modified somewhat to take into consideration comments from Clough Harbour and the Planning Board. There were a couple of considerations that dictated how this plan went together. The first is a steep slope in the rear of the property that abuts Town property. The building was moved forward slightly for a better clearance from the top of the bank therefore pushing the project closer to Route 146. A couple of pertinent facts coming from the meeting was a concern for traffic on Route 146 and combining of entrances into these projects as much as possible. He

approached the principles of this project to see if they would be agreeable to creating ingress/egress easements that would allow the properties on either side to use their entrance into the property. There is only one very narrow property closest to Green Meadow Drive and only one larger parcel in between this parcel and Don Green's office buildings. So this would limit the curb cuts to one in this area. The Planning Board saw this as a big benefit.

Mr. VanGuilder continued, the parking requirements for a medical/dental building is one parking space for each 150 sq. ft., twice the requirement of a general office requirement. This was discussed with Planning and they found it to be more than is generally required. They find that one per 200 sq. ft. is adequate for medical/dental but they did ask them to demonstrate that they could put in the required number to meet the full intent of the regulation, which they have demonstrated in the front by utilizing the common ingress/egress easement as the aisle way and having the parking on either side. This prompted them to ask for the parking variance in the front yard. If the Planning Department's calculations are correct, that will not be needed. This is only for expansion. They feel that with the data collected by the Planning Department over the years, they are demonstrating enough parking spaces on site to make this project work. The spaces in the front will only be used if the on site parking will not handle the business these offices generate.

Mr. VanGuilder stated that the second variance being requested is due to the width of the lot as it was conveyed years ago. It is 152 ft. wide at the building line. The ordinance requires 180 ft. on Route 146. There is no other land available to this site.

Mr. Clemens stated that he has no problems with these requests.

Mr. Kelley noted that the width of the lot is what it is and that the applicant has worked with the Planning Board to come to a resolution on the parking issues and he sees no problems with that and if in the future they want to expand and create the easement he has no problems with that.

Mr. Van Guilder stated that they do not know of any proposals for the property on either side, this is only a planning matter to make the provisions for the future.

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Mrs. Pace inquired about the number of offices that will be in the building. Mr. VanGuilder stated he did not know. The building will be 8,900 sq. ft., that is the density allowed in the B-1 zone. He does not know the number of doctors or examination rooms.

There was Board discussion on the number of offices that could be in the building. Mr. VanGuilder noted that this is not an actual plan, it is a configuration using the maximum allowable usage.

There was some discussion if a side yard setback would be required for parking. Mr.

Kelley noted that a side yard setback has not been applied for and is not on the agenda this evening.

There was no public comment. Ms. Heritage made a motion to close the public hearing, Mrs. Gleason seconded, approval unanimous.

Mrs. Pace made a motion to approve an area variance of 29 ft. to allow for a lot width of 151 ft. at the building line.

Mrs. Lawton seconded. Ayes: Dudick, Kelley, Kortz, Gleason, Heritage, Lawton, Pace. Noes: None.

Mr. Dudick made a motion to approve an area variance of 68 ft. to allow for a front yard setback of 62 ft. for parking from the centerline of Route 146. Mrs. Pace seconded. Ayes: Kortz, Gleason, Kelley, Pace, Dudick, Heritage, Lawton. Noes: None.

Mr. Kelley asked the Board members if they would be interested in receiving a copy of the Association of Towns Topics publication. The secretary will look into putting them on the mailing list.

Mrs. Gleason made a motion to approve the minutes of January 21, 2003, Mr. Dudick seconded. Ayes: Kortz, Gleason, Lawton, Dudick, Kelley, Heritage. Noes: None. Abstained: Pace.

Mrs. Pace made a motion to adjourn the meeting at 7:31 PM, Ms. Heritage seconded, approval unanimous.

Respectfully Submitted,

Judy Lamb
Secretary

cc: Town Clerk, Zoning Board Members, Oscar Schreiber, Counsel,
Don Clemens, Department of Building and Development, Planning Board, ECC
Members