

June 7, 2005

Present: Dale Kelley, Chairman, Dale Gleason, Jessica McCarthy, Gil Kortz,
Joel Koval, Robert Ritter, Michael Dudick

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

Mr. Kelley called the meeting to order at 7:00 PM.

NEW BUSINESS

1. An application from Arthur P. & Sharon G. Hiltbrunner, requesting an area variance from Section 208-98 from the required 200 ft. lot frontage on Longkill Road – actual frontage = 141 ft. – variance requested = 59 ft.; and an area variance from Section 208-98 from the required front yard setback of 100 ft. from the centerline of Longkill Road – actual setback = 84 ft. – variance requested = 16 ft. The property is located at 84 Longkill Road, Ballston Lake. Permit #80553.

The secretary read the legal notice as it appeared in the Daily Gazette on June 2, 2005.

Sharon Hiltbrunner presented this application. She explained that they purchased this property in 1993 and it consists of 1.7 acres of land with an existing house. She stated they renovated the house and made it two stories on the existing footprint. She stated that they would now like to subdivide the property. She explained that by subdividing they lose the “grandfathering” on the existing lot. The existing lot will be 40,000 sq. ft. but they do not have enough road frontage and setback for the current zoning.

Mr. Clemens noted that this is basically a housekeeping issue. He explained that the Town has agreed to sell them a piece of land for access to the new lot.

Mr. Kortz asked if they would be able to build on the new lot and be in conformance with all zoning requirements.

Mr. Clemens responded yes.
6/7/05 Page 2

Mr. Kelley inquired about the access to the new lot. Mrs. Hiltbrunner responded it would be from Parkside Trail and will be in the southeast corner of the new lot.

There was no public comment. Mr. Kelley made a motion to close the public hearing, Mr. Ritter seconded, approval unanimous.

Mr. Ritter made a motion to approve this variance as requested. Mr. Koval seconded.
Ayes: Kelley, Dudick, Gleason, Kortz, Koval, McCarthy, Ritter. Noes: None.

2. An application from Marshall Sign Corporation representing Urgent Care of Southern Saratoga, requesting an area variance from Chapter 171 of the Town Code (Sign Law) to allow a second wall sign of 38 sq. ft. The property is located at 1770 Route 9, Clifton Park. Permit #80552.

The secretary read the legal notice as it appeared in the Daily Gazette on June 2, 2005.

Rick Marshall, Marshall Sign Corporation, presented this application. He reviewed the last presentation to this Board where it was suggested that the applicant apply for two smaller wall signs to be located on the east and north side of the building for easier identification from Route 9. The sign on the east side of the building was approved at the previous meeting.

There was no public comment. Mr. Kelley made a motion to close the public hearing, Mr. Ritter seconded, approval unanimous.

Mr. Ritter explained that it was suggested at a previous meeting that the applicant consider a sign on the north side of the building for identification for those traveling south on Route 9.

Mr. Koval also noted that it was discussed that there would be no additional wall signs allowed by any tenants and asked if a condition needed to be added to any motion that may be made.

Mr. Kortz noted that the last approval was conditioned on no additional signage for tenants will be allowed on the building.

There was discussion on the height of the proposed sign and it was noted that there has not been any request for a height variance. Mr. Clemens stated that the sign could be placed at a height of 20 feet without a variance.

The applicant agreed that the sign would not be placed higher than 20 ft. on the building.

Mr. Koval made a motion to approve this variance as requested with the condition that no additional signage will be allowed on the building. Mr. Dudick seconded. Ayes: Kortz, 6/7/05 Page 3

McCarthy, Dudick, Kelley, Ritter, Koval, Gleason. Noes: None.

Mr. Ritter made a motion to approve the minutes of May 17, 2005, Mr. Kortz seconded. Approval unanimous.

Mr. Ritter made a motion to adjourn the meeting at 7:20 PM, Mr. Dudick seconded, approval unanimous.

Respectfully Submitted,

Judy Lamb
Secretary

Cc: Town Clerk, Zoning Board Members, Louis Renzi, Counsel, Don Clemens,
Department of
Building and Development, Planning Board, ECC, Assessor