

## Town of Clifton Park Zoning Board of Appeals

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### Zoning Board of Appeals

December 1<sup>st</sup>, 2020

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MAR 05 2021

CLIFTON PARK  
TOWN CLERK

**Present:** Chairman Michael Dudick, Jerry Cifor, Christopher Lemire, Randy Gifford,

**Absent:** Mario Fantini, John Klimes, Lisa McCoy, YiFengWang (alternate)

**Also Present:** Steve Myers, Director, Building and Zoning  
Paula Cooper, Secretary

The meeting was called to order at 7:00 p.m.

All stood for the Pledge of Allegiance. Roll call was taken.

Mr. Dudick told the applicant that per Town Code that the applicant would need 4 out of 7 of the Board members to vote in favor of the application to pass. He let the applicant know that there are only 4 voting members of the Board here tonight, so that all 4 members need to vote in favor tonight to grant the variances. He asked the applicant if they would like to come back at a later date or if they would like to proceed knowing the Board tonight needs to vote in favor of the application with all 4 votes.

The applicants stated they would like to continue tonight knowing all 4 votes need to be in favor of the application tonight.

**Old Business:**

None

**New Business:**

*An application from Paul Kozlowski requests a variance from the sign law Section 171-4H.(1) which does not allow off premises signs. Proposal is to add panel for separate lot to existing freestanding sign. Property is located at 1756 Route 9, Clifton Park, NY 12065. (Permit #81270)*

**Applicant:**

Jennifer Cameron – Child Time - Ms. Cameron stated that she is her tonight asking for an off premises sign for Child Time. She stated that she has worked for the company for many years and the building is behind a Dunkin Donuts, a pizza shop and in front of a furniture store. She stated it used to be North Country Academy. She stated that there is no room for a sign and was hoping that the Child Time sign could be added to the current freestanding sign since the daycare is on a separate parcel and not a part of the plaza.

**Board:**

Mr. Myers stated that the freestanding sign is separate from the Child Time property.

Mr. Lemire asked if Child Time had frontage. Mr. Myers stated that the only frontage they has is about 30 feet and it is in a paved area and is not wide enough for a sign. Mr. Myers stated that this application is similar to the LaQuinta that is across the street where the sign is on the road front and the building is behind another building on a separate parcel.

Mr. Dudick asked if the applicant has gotten permission from the land owner to put an insert into their tenant panel sign.

Mr. Dudick asked if there was anyone from the public that would like to speak. There being no public comments Mr. Dudick called to close the public hearing Mr. Cifor second. The motion was unanimously carried. The public hearing was closed.

Mr. Myers stated that this is a Type II SEQR and that no further action is required. Mr. Myers stated that this is the same situation as across the street and that both parties involved seem to be ok with the proposal.

Mr. Lemire asked if the application is for a sign on the pyramid with the other shops only and not a freestanding sign. Mr. Dudick stated it was for the tenant panel sign for the community stores. Mr. Myers stated that this is not for a standalone sign, only to add to the existing shared sign.

Mr. Dudick read a letter from the Saratoga County Planning Board that stated that there were no county or inter community impact.

Mr. Cifor moved, second by Mr. Lemire, to approve an off premises sign variance. The property is located at 1756 Route (, Clifton Park, NY 12065.

Mr. Cifor read the Area Variance Criteria, Mr. Cifor answered in favor to all 5 criteria.

The Secretary called the Vote:

**Ayes: 4**

**Noes: 0**

Mr. Dudick, Chairman, made a motion to adjourn the meeting, Mr. Cifor second, all voted in favor and approval was unanimous. The meeting was adjourned at 7:15 p.m.

The next scheduled ZBA meeting will be held on January 5<sup>th</sup>, 2021.

Respectfully submitted,

*Paula Cooper*

Paula Cooper

Secretary, Zoning Board of Appeals