

Town of Clifton Park Zoning Board of Appeals

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Zoning Board of Appeals

April 20, 2026

Present: Chairman Michael Dudick, Scott Styles, John Klimes, Christopher Lemire, Lisa McCoy, Juliano Febo, Mark Brockbank, Gerald Schuth (alternate)

Absent: None

Also Present: Scott Reese, Zoning Administrator
Paula Cooper, Secretary
Kevin Luibrand, Attorney

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 7 voting members of the Board here tonight, so that 4 of the 7 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 at least 4 votes.

The applicants stated they would like to continue tonight knowing 4 of the 7 votes need to be in favor of the application tonight.

Old Business:

None

New Business:

An application from Slade Jones requests the following area variances:

- a. The applicant requests an area variance from Town Code Chapter 171- Signs, Attachment 2, Chart I – Commercial. Based on the formula $A=0.005 \times GFA$, a 3,600-sq-ft building is permitted 18 sq. ft. of wall-sign area; however, the ordinance any wall sign to a minimum of 32 sq. ft. The proposal includes five wall signs, each 225 sq. ft., for a total of 1,125 sq. ft. The applicant therefore seeks an area variance of 1,093 sq. ft. to allow the proposed signage.*
- b. The applicant requests an area variance from Town Code Chapter 171 – Signs, Attachment 2, Chart I (Permitted Signs – 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.*

The property is located on Wood Road – Tax Parcel # 250.-2-1.1

Applicant:

Slade Jones stated he is here tonight as the owner of a soccer training facility. He stated they have banners for the outdoor facility. He stated this helps with their identity, achievements, inspiration and encourages team mentality. He stated he would like to keep them to celebrate their history and motivate players. Mr. Jones stated he had not known he needed permission for the signs when he put them up originally.

Public:

Jamie Colaruotolo from Vital Signs stated the applicant could do a 15'x30' sign and corner 4 logos and make the business in the middle.

Heidi Brewer stated her barn is behind the applicants barn. She stated that the applicant has done a lot of work to the property and that she feels adding banners and fencing would take away from the homes in the area and she is unsure of how the property will look with a fence as it was proposed with the original application. Ms. Brewer stated they are on the border between Round Lake and Clifton Park and feels this should be more residential and this is excessive.

Collin Sweet stated he lives to the west of the property and he looks at the side of the barn. He stated he feels the size and amount of signage seems disproportionate to what else is in the area. He stated the middle sign was done nicely but feels this is understated and the property is creeping up on the neighborhood as it went from one field to three and now they are asking for signage. Mr. Sweet stated it is harder to remove the signs once they are approved.

Board:

Mr. Brockbank asked what the current property conditions are. Mr. Jones they are fields of soccer. He stated he had banners on the barn and he took them down for storage and then found

out he needs a sign variance for them. Mr. Jones stated they are about 240' feet and the visual he has provided is how he would like them to look.

Ms. McCoy asked if they are permanent signs or banners. Mr. Jones stated they are banners for the coaching certification he has, the facility on the property, Adidas, and FiFa. He stated he also wanted to have another that has the Shen Hall of Fame on it as it is an accomplishment and he has gotten the school's approval. He stated they are to be inspirational not an advertisement as they are in a remote area.

Mr. Brockbank asked if there has to be 5 at all times or if the applicant could rotate them. Mr. Reese stated this choice is up to the Board and right now he is asking for 5 signs and just one sign exceeds the max square footage allowed.

Mr. Lemire asked if there are any hung up in the indoor facility he has. Mr. Jones stated only 2 right now as the space is smaller than the outdoor field.

Mr. Dudick asked if the signs are temporary. Mr. Jones stated yes as he only runs the outdoor facility from May to November. Mr. Dudick asked if temporary banners are allowed. Mr. Reese stated they are with a permit but for only 30 days.

Mr. Klimes asked if 5 banners are needed especially since FiFa is only for this year. Mr. Reese stated temporary signs are for 30 days and twice per year and usually for special promotions. He stated these are considered permanent wall signs.

Mr. Klimes asked if the banner sign could be a monument as they are allowed one. He stated this could decrease the variance ask. Mr. Reese stated they are allowed one monument sign and 2 wall signs. Mr. Klimes stated the signs serve a purpose but it does seem excessive.

Mr. Dudick asked if 5 flags are allowed. Mr. Reese stated pennants are not permitted and typically only US flags are allowed and banners that are not waving.

Mr. Febo stated there are baseball signs on fences of the field and asked if they are treated differently. Mr. Reese stated he has not issued permits for them. Mr. Febo stated the signs are 200 feet off the road and feels it fits with the esthetics of the area.

Mr. Lemire asked if they could paint the signs on the wall of the barn. Mr. Reese stated it is still a sign.

Mr. Febo asked how in detail the Board could make conditions. He stated they could possibly restrict to the west side of the barn and no business signs. He stated they seem to be decoration so he feels they should be looked at differently. Mr. Reese stated Adidas is advertising.

Mr. Dudick stated Market 32 was a large as well and the images were chosen to be looked at as decoration as well.

Mr. Lemire asked if all of the signs were the same size. Mr. Jones stated they are, and they are 15'x15'

Mr. Dudick stated the applicant could look at swapping them out like suggested. Mr. Jones stated he does not want the swapped out as he will be spending lot of money to have them fixed to the building and they are not meant to go up and come down all the time.

Mr. Lemire stated the applicant bought the property in 2023/2024. Mr. Jones stated this was correct and they hung up the signs last year not knowing they needed a variance for the barn signs. Mr. Lemire asked if the land was zoned LI. Mr. Reese stated it is and most of the zone is wetlands but there are a few businesses in the area. Mr. Lemire stated people are not just driving there for no reason, they are there for a purpose then.

Mr. Styles stated that in the Clifton Commons there are baseball signs hung every year and asked if they should be treated the same. Mr. Reese stated he has never issued a permit to the park so he is not sure if there has been prior approval or agreements made.

Mr. Brockbank asked if they could be conditioned to just the signs being presented and the time of year they can be hung. Mr. Reese stated he can look into if this has been done and if the Town permits the baseball fields.

Mr. Febo stated he would like to see what other sports are restricted to or are following before he makes a decision. Mr. Lemire second.

Mr. Klimes asked if the blackened area was considered part of the sign or if this can be looked at similarly to the Five Below sign so this can be reduced. Mr. Dudick stated 20-25% could be reduced.

Mr. Dudick asked if they could approve one sign and have them swapped out every month. Mr. Jones stated they could not as they are fitted by professionals. Mr. Reese stated the applicant could do 2 wall signs and one banner as the banners are good with a permit for 30 day 2 times per year. He stated they could also do one freestanding sign as well.

Mr. Febo asked how a permanent sign with a logo would change the request. Mr. Reese stated the allowed square footage is a total 32 sf for 2 wall signs.

Mr. Dudick stated he loves kids and exercise and the idea of this business but he feels this is excessive for anyone to ask as it is a promotion of brands.

Mr. Lemire asked if the applicant would be willing to shrink the size of the signs to 10'x10'.

Mr. Brockbank asked there is more development to come in the area. Mr. Reese stated there is still an approved site plan on Wood Road but it is still in progress.

Mr. Dudick asked the applicant if he would like the Board to vote on the application tonight or if he feels he would like to table it to look further into other options for signage.

Mr. Febo stated he would like to wait until they can get more information about baseball fields before making a decision. Mr. Styles agreed. Mr. Febo stated the applicant could also speak to a sign business like the one here tonight to see what else maybe an option.

Mr. Jones stated he would like the application tabled until the next meeting. Mr. Dudick stated the application can be tabled until 5/4/26, but there is a 62 day rule and explained it to the applicant. All Board members were in favor of tabling the application

New Business:

An application from Vital Sign & Graphics Co. requests an area variance to Town Code Chapter 171, Attachment 2, Chart I, – Commercial, the allowable wall sign area is calculated as 0.005 multiplied by the gross floor area (2,450 ± sq. ft.), resulting in 12.25 square feet. However, the Code provides that the minimum allowable wall sign area shall not be less than 32 square feet. The proposed wall sign measures 60 square feet. Accordingly, the applicant seeks a 28-square-foot area variance to permit the installation of the proposed 60-square-foot wall sign. The property is located at 1218 Route 146, Clifton Park, NY.

Applicant:

Jamie Colaruotolo stated he was here tonight from Vital Sign on behalf of Bella Lucia. He stated they would like an illuminated sign and to have it fill in more space of the façade. Mr. Colaruotolo stated the wall is 60” tall and the sign being proposed is 45” inches tall, the front of the façade is 35’ long. He stated for visibility it would help them and this is a busy area.

Public:

No public comments.

Mr. Dudick moved, second by Ms. McCoy to close the public hearing at 8:02 p.m.

Board:

Mr. Klimes asked if the property already has approved variances. Mr. Reese stated that he found none.

Mr. Dudick asked if the freestanding sign they have is allowed. Mr. Reese stated the signs they have now are allowed. Mr. Colaruotolo stated they would like to eventually change and improve others.

Mr. Brockbank asked what the sign would be made out of. Mr. Colaruotolo stated it would be aluminum and acrylic with back lighting coming through.

Mr. Lemire asked if the words are 2 separate signs. Mr. Reese stated they are.

Mr. Dudick asked if there have been approved signs for 60sf or over before. Mr. Reese stated there have been some but that are pushed back further from the road.

Mr. Lemire asked if there was a sign that was under the variance. Mr. Colaruotolo stated they did but it looked small compared to the building so they went larger to look better. Mr. Colaruotolo

handed out the smaller sign rendering as well as the larger so the Board could compare them and stated he feels this is evenly placed and proportioned.

Mr. Febo asked if this was approved how it would affect the freestanding sign. Mr. Reese stated they are still allowed a freestanding sign.

Ms. McCoy asked if there was a variance granted for the bank in the same area as this application. Mr. Reese stated there was but the building footprint for the bank is 1,000 sf larger than the footprint of this application.

Mr. Reese stated this is an Unlisted action pursuant to SEQRA, the Saratoga County Planning Board found no impact, Public Notice went out on 4/14/26 and mailings went out on 4/9/26. Mr. Reese stated that there have been no inquiries on the project.

Mr. Dudick stated that he feels the application is reasonable and stays within character of the neighborhood.

Ms. McCoy moved, second by Mr. Klimes, to approve the variance as requested. The property is located at 1218 Route 146, Clifton Park, NY.

Ms. McCoy read the Area Variance Criteria, Ms. McCoy answered in favor to all 5 criteria.

The Secretary called the Vote:

Ayes: 7

Noes: 0

New Business:

*An application from **Brian Smith** requests the following area variances:*

- a. The applicant requests an area variance from Chapter 208-11 of the Clifton Park Town Code. No dwelling unit shall be placed closer to a side property line than 10 feet. The proposed side property line setback is 3.5 feet for the proposed attached garage. The variance request is for a 6.5-foot relief from the 10-foot side property line setback.*
- b. This parcel has a pre-existing nonconforming lot size. Per Town Code Chapter 208-16 E. (5)(c) The minimum lot size per dwelling with municipal sewer only is 20,000 square feet. The existing parcel is 14,869 square feet in area. The variance request is 5,131 square feet from the minimum 20,000 square feet lot size.*

The property is located at 82 East Side Drive, Clifton Park, NY.

Applicant:

Brian Smith stated he is here tonight because he would like to build a garage on his property. Mr. Smith stated he has spoken to the neighbors and they are ok with the design presented and he is closer to the property line than 10'. He stated he has documentation from the neighbors.

Public:

No public comments.

Mr. Dudick moved, second by Ms. McCoy to close the public hearing at 8:16 p.m.

Board:

Mr. Dudick asked if the garage was larger than the living area. Mr. Smith state it is as he is trying to improve East Side Drive.

Ms. McCoy asked why the applicant wants such a large garage. Mr. Smith stated he would like it for storage, he has a boat, snow mobiles as well as his vehicle and he does not want them in the yard.

Mr. Lemire asked if the garage would be one story. Mr. Smith stated it would be 1.5 stories and he would not have a lift.

Ms. McCoy asked if the garage would be attached to the home. Mr. Smith stated it would be attached.

Mr. Klimes asked if there was a variance that was approved for the lot next door to this one. Mr. Reese stated there was and read the variance into record and stated this was an accessory stricter and this one will be attached to the home.

Mr. Reese asked if the roof was gabled or pitched, and if so would it allow the water to runoff away from the neighbor. Mr. Smith stated he can add gutters. Mr. Febo asked if this can be conditioned. Mr. Reese stated that it meets the rear and front setbacks if the creek is a concern.

Ms. McCoy asked if the garage would connect to the existing driveway. Mr. Smith stated it would.

Mr. Reese stated that this is a Type II action pursuant to SEQRA, the Saratoga County Planning Board did not review the application and Public notice was sent out on 4/14/26. He stated that mailings went out on 4/13/26 and there have been no inquiries.

Mr. Lemire asked if living vs. non-living space is considered. Mr. Reese stated it does not matter as long as it stays within the height limits.

Mr. Klimes moved, second by Mr. Styles, to approve the variance as requested. The property is located at 82 East Side Drive, Clifton Park, NY.

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

The Secretary called the Vote:

Ayes: 7

Noes: 0

Mr. Dudick made a motion, to approve the minutes from the April 6, 2026 meeting. All who were present at the April 6, 2026 meeting voted in favor and the meeting minutes were approved. Mr. Lemire and Ms. McCoy abstained.

Mr. Dudick, Chairman, made a motion to adjourn the meeting, Mr. Klimes second, all voted in favor and approval was unanimous. The meeting was adjourned at 8:23 p.m.

The next scheduled ZBA meeting will be held on May 4, 2026.

Respectfully submitted,

Paula Cooper

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Secretary, Zoning Board of Appeals