

Local Law No. \_\_\_\_ of 2025

**Bass Pro Shops Sign Allowance Planned Development  
District**

**Tax Map Parcels #272.-1-11, #272.-1-12, #272.-1-13**

**Section 1. Title**

This Local Law shall be known and may be cited as the “Bass Pro Shops Sign Allowance PDD”.

**Section 2. Authority to Establish District**

The Bass Pro Shops Sign Allowance Planned Development District (PDD) is hereby established by legislative act of the Town of Clifton Park Town Board pursuant to authority conferred by NYS Municipal Home Rule Law, NYS Town Law, the NYS Constitution, and the Town of Clifton Park Zoning Code.

**Section 3. District Boundary**

The geographic area comprising Bass Pro Shops Sign Allowance PDD shall be the property boundaries of Saratoga County Tax Map Parcels #272.-1-11, 272.-1-12, and 272.-1-13, also known as 398-400 Clifton Park Center Rd., as more fully described and depicted in Exhibit A attached hereto and made part hereof.

**Section 4. Purpose of the District**

The purpose of the Bass Pro Shops Sign Allowance PDD is to allow for installation and placement of signage unique to the PDD property’s development as a Bass Pro Shops superstore. The purpose is accomplished by creating a new permissible total sign area, total number of wall signs and freestanding signs, and the type of signage as follows:

- a. Maximum square footage, total number, and maximum height of:
  - i. Wall signs: The square footage of wall signs shall not exceed 3.25% of total building square footage (3,151 square feet). Total number of wall signs not to exceed 15 signs.
  - ii. Freestanding signs including the entrance sign and pole flags: The square footage of freestanding signs including the entrance sign and pole flags shall not exceed 0.006% of total building square footage (550 square feet).
  - iii. Directional and restrictive signage as needed throughout the property and also as per approved site plan. All directional and restrictive signage shall be minimized to the extent possible while retaining legibility and functionality for drivers and pedestrians.
  - iv. Roof sign: Roof signs shall not exceed 3.6% of total building square footage (3491 square feet).
- b. Setbacks for Freestanding signs: Freestanding and monument signs shall be located no less than five (5) feet from the property line.
- c. Sign illumination shall be as per attached plans and existing Town code requirements.

## **Section 5. Development**

The allowable development parameters for the proposed Bass Pro Shops Sign Allowance PDD have been presented to the Town of Clifton Park Planning Board according to the plans and specifications reviewed by the Planning Board attached hereto as Exhibit B. These plans and specifications shall replace the requirements of Town of Clifton Park Town Code Chapter 171 and Chapter 208 (as it pertains to signage). These

plans may not be changed, altered or amended by approval of the Planning Board and Town Board.

Sign permits for signage within the Bass Pro Shops Sign Allowance PDD shall be issuable by the Director of Building & Development upon compliance with this legislation and the plans and specifications attached hereto as Exhibit B.

### **Section 6. Construction Regulations**

All signage within Bass Pro Shops Sign Allowance PDD shall be designed and constructed pursuant to the plans attached hereto and in full compliance with the New York State Uniform Fire Prevention and Building Code. When completed, these improvements shall be certified as having been constructed in full compliance with the NYS Uniform Fire Prevention and Building Code.

### **Section 7. Zoning Code and Map**

The Official Town of Clifton Park Zoning Map is hereby amended by identifying Tax Map Parcels #272.-1-11, 272.-1-12, and 272.-1-13, also known as 398-400 Clifton Park Center Rd., as the Bass Pro Shops Sign Allowance Planned Development District.

### **Section 8. Modifications and Amendments**

Future modifications to the Planned Development District (PDD) signage for Bass Pro Shops shall be handled administratively under a sign permit application issued through the building department, provided that such changes do not exceed the total square footage allocated for each elevation and freestanding signage as detailed in Exhibit B and the requested sign modification is an allowable sign under the Town's local sign laws with Chapters 171 and 208 of the Clifton Park Town Code. The total square footage for each elevation and freestanding signage is as follows:

- **Front (South) Elevation:** 1,425 sq. ft.

- **Left (West) Elevation:** 625 sq. ft.
- **Rear (North) Elevation:** 340 sq. ft.
- **Right (East) Elevation:** 150 sq. ft.
- **Freestanding Signage and Flags:** 550 sq. ft.

These allocations ensure any future signage changes remain within the approved parameters, maintaining the development's aesthetic and functional integrity.

**Section 9. Effective Date.**

This Local Law shall take effect upon being filed in the Office of the Secretary of State as provided in the Municipal Home Rule Law, and upon being posted as provided in Local Laws of the Town of Clifton Park and Section 265 of NYS Town Law.