

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA

June 6, 2017 7:00 PM

OPEN PUBLIC NOTE: During a Public Hearing, each speaker shall state his/her name and address prior to addressing the Board and shall be granted the floor for up to five (5) minutes. In addition, the Board will accept project relevant comments or questions from any audience member who raises his/her hand after the presentation of each Agenda item. The Board asks that members of the public respect the opportunity of the speaker at the podium to be heard, and asks that the public refrain from conducting side meetings within the meeting room. In an effort to ensure that the widest number of community viewpoints are heard, the Board asks members of groups or the public to withhold comment if their viewpoints have already been presented. The Board will not start any new reviews after 11:00 p.m. All remaining items will be placed first on the next agenda.

OLD BUSINESS:

N O N E

NEW BUSINESS

1. Application from Ann M. Tremblay for an area variance from Section 208-12 which requires an 80' front setback for accessory structures. Property has 2 fronts (Southbury and Mohawk Trail). 39' available, 41' variance required for a shed. Property is located at 1 Mohawk Trail, Clifton Park, NY 12065. (Permit #81129)
2. Application from Satin Beak LLC for 3 area variances from: 1) Section 208-33B which allows maximum area of a new building to be 4800 SF. Applicant requests 6,961 SF single story building; 2,161 SF variance required and 2) Section 208-35D(2) which requires a 25' parking setback. 0' proposed; 25' variance required; and 3) Section 208-35D(4) requires 10' buffer along property line. 0' proposed; 10' variance required. Property is located at 950 and 954 Route 146, Clifton Park, NY 12065. (Permit #81132).
3. Application from Stewart's Shops Corp. for 10 variances for the construction of a 3,675 SF building with gas canopy as follows:
 - 1) Section 209-98 requires 130' setback from Route 146 road centerline. 117' available from the north; 13' variance required;
 - 2) Section 208-38C requires 80' setback from property line. 40' available on the north; 40' variance required;
 - 3) Section 209-98 requires 130' setback from Vischer Ferry Road centerline; 76' available; 54' variance required;
 - 4) Section 208-38C requires 80' setback from property line. 51' available from the east; 29' variance required;

- 5) Section 208-98 requires 130' building setback from Vischer Ferry Road centerline. 108' available; 22' variance required;
- 6) Section 208-39 requires one exit/entrance per establishment per road. Two exits on Route 146 proposed. Variance required for the second exit/entrance;
- 7) Section 208-38G requires 35% greenspace. 20% proposed; 15% variance required;
- 8) Section 208-40 requires a 10' landscaping buffer. Buffer not 10' wide in many areas; variance required;
- 9) Sign Law Chapter 171 Chart 1 allows 32 SF of wall signage. 39 SF proposed; 7 SF variance required; and
- 10) Sign Law Chapter 171 Chart 1 requires 15' setback for freestanding sign. 7' proposed; 8' variance required.

Property is located at 1206 Route 146, Clifton Park, NY 12065. (Permit #81131)

Next meeting: June 20, 2017

Next application deadline: May 30, 2017 for the June 30, 2017 meeting