

ZONING BOARD OF APPEALS

AGENDA

July 20, 2010

7:00 PM

Roll Call:

OLD BUSINESS:

1. A revised application from **Jennifer Zaccaria**, requesting variances for a subdivision in a B-1 zone at 932 & 934 Rt 146, Clifton Park, New York (Permit #80776).

Variances requested as follows:

- 1: 208-35C required lot B width = 180', available = 20.59', variance required = 159.41'.
2. 208-35D.(1) no parking in front yard in B-1 zone. Lot B all parking in front yard - variance required.
3. 208-35D.(2) no parking closer than 25' to side & rear property line. Lot A parking on side & rear property lines 25'. Variance required for both (2 variances).
4. 208-35D.(4) 10' buffer required along side & rear property lines. Lot A requires variance for both west side and rear property lines (2 variances).
5. 208-35D.(3) building & parking area maximum coverage = 50% of total lot area. Lot A = 54.1% variance required = 4.1%.
6. 208-35D.(3) greenspace required lot A = 50%, available = 45.9%, variance required= 4.1%.

7. 208-86A - Keyhole lot formed by subdivision - not allowed per this section.
 8. 208-86B - Minimum setback for all sides = 50' in keyhole lot, available on east side = 34' plus lot B, variance required = 16' plus/minus.
 9. 179-26C – minimum required area for keyhole lot without driveway – OK for lot B.
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2. An application from **Melissa D. Lescault, Esq.**, for a variance from Section 208-86B, for a front (not side) setback for an existing addition to their home (front faces the street). Fifty (50') feet required, 41' available, 9' variance needed. (Note: addition does not appear to have building permit) The property is located at 6 Hilltop Court, Rexford, New York. (Permit #80775)

NEW BUSINESS:

1. An application from **Paul Lattan**, in conjunction with SUP 80759, requesting a variance from Section 208-98. Special setback lines Main St in Jonesville require 100' setback from the road centerline for residential, 82.9' available, 17.1' variance required (use 18'). The property is located at 876 Main Street, Clifton Park. (Permit #80784)
2. An application from **Prestige Motor Car Co., Inc.**, requesting a variance from 208-65E.(1) "No parking or maneuvering area shall be allowed in the front yard" (Section 208-98 not applicable since variance requested is not for a building). Previous use variance (80692) approved allowing auto sales in zone. The property is located at 1926 Route 9, Clifton Park. (Permit #80785)
3. An application from **Parkway Music**, requesting a variance from from Section 208-50.4 which allows only one entrance and one exit on any individual public thoroughfare. Two entrance/exits are proposed for Biette Road. The property is located at 14 Biette Road, Clifton Park. (Permit #80786)

Approval of Minutes of June 15, 2010