

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS

AGENDA

October 4, 2016 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:

1. Application from **Dan Lill and Thomas Lill** for a use variance to construct multi-family dwelling units in a B4-A zone. 16 townhouses are proposed on a 1.56 acre lot, which is 2 lots combined. Allowed uses are anything permitted in a B-3 zone except dwellings which will not be allowed by special exception or otherwise. The area variances originally sought have been withdrawn from the application. Property is located at 13 and 15 Old Plank Road, Clifton Park, NY 12065. (Permit #81067)
2. Application from **iLoveKickboxing.com** for an area variance from Chapter 171-6C.(1) of Town Code for: Window signs allowed = 2; 7 windows covered, 5 with words or images. Variance required = 3 signs; and 2) Max. coverage = 50% of windows or 8 SF; coverage requested is 140 SF or 45.6%; 142 SF variance required. Property is located at 22 Clifton Country Road, Suite 10, Clifton Park, NY 12065. (Permit #81101)
3. Application from **Signworks** for area variances from Sign Law Chapter 171 Chart I which allows 1) two maximum wall signs; 18 signs proposed; variance required = 16 signs; and 2) 60 SF maximum wall signage; 675 SF requested; 615' variance required Property is located at 1018-1028 Route 146, Clifton Park, NY. (Permit #81110)

NEW BUSINESS

1. Application from **Robert and Elizabeth Desbiens** for an area variance from Section 208-12A which requires a 5' side setback for accessory structures; 4.45' available; .55' or 1' variance required for inground pool. Property is located at 32 Valencia Lane, Clifton Park, NY 12065. (Permit #81112).

2. Application from **Albert and David Hannoush** for area variances from Chapter 171-6C(1) which allows maximum window coverage of 50% or 8 SF whichever is less. 1) 75 SF of windows covered; variance required = $75\text{SF} - 8\text{ SF} = 67\text{ SF}$ and 2) 50% window coverage allowed; $61.09\text{ SF} = 50\%$; 75 SF covered; variance required = 11.09% over 50% allowed. Property is located at 1750 Route 9, Clifton Park, NY 12065. Permit #81113).

Next meeting: October 18, 2016

Next application deadline: September 27, 2016 for the October 18, 2016 meeting