

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS

AGENDA

June 19, 2018

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 **Exit 9 Self Storage, Inc.** for a use variance from Section 208-45B, allowed uses in a B-4 Highway Business Zone. Self storage / warehousing is not an allowed use. Area was zoned B-2 when buildings on adjacent parcel were constructed. B-2 Zone at that time resembles the current B-4 Zone. No variances found. Property is located at 101 Sitterly Road, Clifton Park, NY 12065. (Permit #81165).
2. Application from **Tim Neet** for 3 area variances for 2 additions to existing building. One addition is 20 x 24 = 480SF and the second addition is 16 x 50 = 800SF. 1) Section 208-65E(2) requires a 25' side setback for buildings in a LI-2 Zone. 14' proposed after addition built, 9' variance required; 2) Section 208-65B requires 40% green space in LI-2 Zone. 35% proposed; 5% variance required and 3) Section 206-65C requires 25' planted buffer along the side property line. Due to setback variance at least 9' of buffer will be eliminated, variance required. Property is located at 2043 Route 9, Round Lake, NY 12019. (Permit #81163).

NEW BUSINESS

1. Application from **Charles and Julie MacDougal** for an area variance from Section 179-37D which requires a 25' rear setback in a cluster subdivision. 17' requested. 8' variance required to expand existing deck to include a screen porch. Property is located at 9 Bramblewood, Clifton Park, NY 12065. (Permit #81170).

2. Application from **Truman Renz** for an area variance from Section 208-12 which requires an 80' front setback for accessory structures. 59.9' available. 21' variance required for new 24' x 40' garage. Property is located at 18 Old Schaubert Road, Ballston Lake, NY 12019. (Permit #81171).

3. Application from **Franca DiCrescenzo** for an area variance from Section 208-16E(5)(c) which requires 30,000 SF lot minimum. Applicant wishes to subdivide existing duplex into 2 non-conforming lots. Lot 1 to be .94 acres (no variance required) and Lot 2 to be .67 acres. 30,000 SF required for lots with water only. 29,185 SF available. 815 SF variance required. Property is located at 49 Bradt Road, Rexford, NY 12148. (Permit #81173).

Next meeting: July 17, 2018

Next application deadline: June 26, 2018 for July 17, 2018 meeting