

Town of Clifton Park

Clifton Park, New York



ZONING BOARD OF APPEALS

April 16, 2019

7:00PM

Present: Chairman Dudick, John Klimes, Michael Bloss Lisa McCoy, Jerry Cifor, Chris Lemire, David Donohue, alternate

Absent: Mario Fantini,

Also Present: Neil Weiner, Esq., ZBA Counsel
Steve Myers, Director, Building and Zoning
Meg Springli, Secretary

The meeting was called to order at: 7: 04 pm.

PLEDGE OF ALLEGIANCE

Mr. Dudick designated Mr. Donohue as a voting member in the absence of Mr. Fantini.

OLD BUSINESS: - None

NEW BUSINESS:

- 1) An application from **AJ Signs** requests a variance from sign law Chapter 171, Table II for Hamlet Mixed Use Zone. Maximum allowable wall signage based on building area of 8553 sf is 42 sf, 83 sf requested, 41 sf variance required. Property is located at 1245 Route 146, Clifton Park, NY 12065.
(Permit #81205)

The secretary read the notice as it was published in The Daily Gazette.

Bridgette Shoemaker, from AJ Sign stated that she was representing Cornerstone Veterinary Hospital of Clifton Park on NYS Route 146. The speaker explained that the applicant was requesting a sign to be located on the building over the entry way, in addition to the sign at the property entrance.

Chairman Dudick asked for clarification about the name of the business and the need for two signs. The consultant stated that the Cornerstone Veterinary Hospital was the name the public would know and that it was operated by an LLC. Then Ms. Shoemaker explained that one of the requested signs was a freestanding monument and the other was more of an architectural element on the building itself.

Mr. Dudick added that the Saratoga County Planning Board had issued a letter of no significance.

There being no further comment, Mr. Cifor made a motion, seconded by Mr. Bloss to close the public hearing at 7:12pm. All in favor, none opposed.

Mr. Myers stated that the application was a Type II action and no further action was required.

Chairman Dudick moved, seconded by Mr. Cifor to approve the application for a sign variance as submitted.

Mr. Dudick stated that the variance would not create undesirable change, and that it would not be obtrusive to nearby properties. Then he stated that there were other reasonable methods of achieving the result but, he felt they were not substantial; nor would it create an adverse effect on the environment. The board member also noted that he felt the hardship was self-created but that it was not preclusive. Mr. Lemire added that he felt it was actually a substantial request, but did not think it would alter his decision.

Roll Call

Ayes: Chairman Dudick, John Klimes, Lisa McCoy, Jerry Cifor, Chris Lemire, David Donohue

Noes: None

Motion was unanimously approved.

Mr. Dudick moved to approve the minutes of the March 19, 2019 Zoning Board Meeting. The motion was unanimously approved by those present at the 3/19/2019 meeting:

Chairman Dudick, John Klimes, Michael Bloss, Mario Fantini, Lisa McCoy, David Donohue

Mr. Dudick moved, seconded by Mr. Klimes to adjourn at: 7:19pm