

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS

AGENDA

September 6, 2022

7:00 PM

Roll Call:

OLD BUSINESS:

- 1) An application from **Cellco Partnership d/b/a/Verizon Wireless** has proposed a new cell tower on the Clifton Park Water Authority property at 36 Boyack Road. As a result of this three (3) variances are required. 1. Section 208-95A.(8)-A 500' buffer is required between any new cell tower and an adjacent residential property. The cell tower is proposed within 26' of a residential property. Although the property is owned by Clifton Park Water Authority, it is still the closest residential property. (Area Variance). 2. Section 208-95B-This section requires a 110% clear zone for the tower height. Tower is 114' tall which requires a clear zone of 125.4'. This results in a variance required of 99.4' (Area Variance). 3. Section 208-95D-This section does not allow cell towers in a residential zone (use variance). The property the new tower is sited on zoned residential as are all the neighboring properties. Property is located at 36 Boyack Road, Clifton Park, NY 12065 (Permit #81320 & #81321)
- 2) An application from **Chick-fil-A, Inc** requests variances the sign law, Chapter 171 of the town code. Per Table 1 of the Sign Law a business is allowed a maximum of 2 wall signs with a total area of 60 sf. The applicant has requested 4 wall signs totaling 236 sf. They have also requested variances for the wall sign heights. Variances required: 1) 2 wall signs allowed, 4 requested, variance for 2 additional signs required. 2) 60 sf maximum allowed, 236 sf requested, a variance for 176 sf required. 3) The wall signs are stated to be installed at 22'-8.5" (This is from the attorney summary since the height cannot be determined from the drawings). Maximum height allowed is 16'. 4 variances for 6'-8.5" each is required. Total 6 variances. Property is located at 304 Clifton Park Center Road, Clifton Park, NY 12065 (Permit #81336).

NEW BUSINESS: - None

Next meeting: September 20, 2022-Submittal deadline August 30, 2022