

# Town of Clifton Park

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## Zoning Board of Appeals



## ZONING BOARD OF APPEALS

### AGENDA

November 15, 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 120' tall which requires a clear zone of 132'. This results in a variance required of 106' (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 **AJ Signs** requests an area variance from Chapter 171-Freestanding sign area - existing sign area 149 square feet, proposed sign area addition - 38 square feet – total freestanding sign area 187 square feet – 150 square feet allowed – variance requested 37 square feet. Property is located at 1023 NY Route 146, Clifton Park, NY 12065 (Permit #81341).

### NEW BUSINESS -

- 3) An application from **Whitney Lane Holdings, LLC** has proposed installing an animated sign located at 1208 Route 146. Applicant requests a Use Variance from Chapter 171-4 H. (3) (n.) to replace a freestanding sign with a freestanding sign with an animated reader board. Variance required to put an animated sign in a prohibited area. Property is located at 1208 NY Route 146, Clifton Park, NY 12065 (Permit #81343).
- 4) An application from **John Pardo** has proposed installing a 20' x 26' car port at 14 Sleepy Hollow Drive. Applicant requests an Area Variance from Chapter 208-12 Accessory buildings – No detached barn, garage or other accessory building shall be placed closer to a front property line than 80 feet or closer. Proposed front yard setback for the garage is 60 feet – variance requested = 20 feet. Property is located at 14 Sleepy Hollow Drive, Clifton Park, NY 12065 (Permit #81344).

Next meeting: December 6, 2022 - Submittal deadline November 15, 2022