

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS

AGENDA

October 18, 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 **Cellco Partnership d/b/a Verizon Wireless** for a use variance from Section 208-10, permitted uses in R-1 zone; from Section 208.95D(3)(h), new towers not allowed in R-1 zones; and from 208-95 E(3)(b), no new towers within 500' of the property line of an existing residential property. Applicant requests approval to construct a new cell tower. Property is located at 329 Moe Road, Clifton Park, NY 12065. (Permit #81091).
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 **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 = 75SF - 8 SF = 67 SF and 2) 50% window coverage allowed; 61.09 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).
4. Application from **Party City** for an area variance from Section 171-6C(1), which allows 2 window signs per building side, 50% coverage of windows or 8 sq. ft., whichever less. Coverage requested 182 sq. ft or 90% +/-, 174 sq ft + 40% variance required. Property is located at 54 The Crossing Boulevard, Clifton Park, NY 12065. (Permit #81078).

NEW BUSINESS

NONE

Next meeting: November 15, 2016

Next application deadline: October 25, 2016 for the November 15, 2016 meeting