

Town of Clifton Park

One Town Hall Plaza
Clifton Park, New York 12065
(518)371-6651
Fax: (518)383-2668

Zoning Board of Appeals



ZONING BOARD OF APPEALS AGENDA August 16, 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. 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)

NEW BUSINESS:

- 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).

Next meeting: September 6, 2022-Submittal deadline August 16, 2022
September 20, 2022-Submittal deadline August 30, 2022