

Town of Clifton Park

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Zoning Board of Appeals



ZONING BOARD OF APPEALS

AGENDA

October 4, 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 these 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) (Applicant providing alternatives per 9/06/2022 ZBA meeting). 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 Caryn Mlodzianowski requests an area variance from 1) 208-50.3.B from the required 30 feet front yard parking setback. Actual setback 13.7 feet. Variance required = 16.3 feet. 2) 208-50.3.C from the required 30 feet building side yard setback. Actual setback 23.8 feet (north), 24.8 feet (south). Variance required = 6.2 feet. 3) 208-50.3.D from the required 50 feet building rear yard setback. Actual setback 21.2 feet. Variance required = 28.8 feet. (Applicant providing alternatives per 9/20/2022 ZBA meeting). Property is located at 1739 Route 9, Clifton Park, NY 12065 (Permit #81338).
- 3) An application from United Construction & Forestry & United Ag & Turf requests an area variance from Chapter 171 for 1) wall sign of 150 sq. ft.-Max allowable = 60 sq. ft. Variance requested = 90 sq. ft.) (Applicant providing alternatives per 9/20/2022 ZBA meeting). 2) Wall height of 22 feet-Max allowable-20 feet. Variance requested = 2 feet. Property is located at 20 Deere Lane, Clifton Park, NY 12065 (Permit #81339).
- 4) An application from AJ Signs requests an area variance from 1) Chapter 171-4H(1) No off-premises signs shall be allowed-Variance requested = to allow an off-premise sign on property. 2) Chapter 171-Freestanding sign area existing sign area 90 sq. ft. and relocated sign area 33 sq. ft. = 123 sq. ft.-Max allowable = 60 sq. ft.-Variance requested = 63 sq. ft. 3) Chapter 171-6B.(1)-No freestanding sign may be located less than 50 ft. from any other freestanding sign-Requested 0 ft.-Variance requested = 50 ft. (Applicant providing additional information per 9/20/2022 ZBA meeting). Property is located at 1023 Route 146, Clifton Park, NY 12065 (Permit #81341).

NEW BUSINESS - None

Next meeting: October 18, 2022-Submittal deadline September 27, 2022