

2 JR Photo, Design & Graphics, Inc. 3937-3947 Bailey Avenue 2 Area Variances

This is a request for 2 Area Variances in the GB-TNB3 District.

Illuminated Wall Sign

1) Per Section 7-8-4-5(d)

On a multi-occupancy building, each occupant with an outside entrance serving the general public may have a separate wall sign. Corner tenants with a second outside entrance in a side wall shall be allowed one additional wall sign.

This is a corner tenant but it does not have an entrance on this side of the building.

2) Per Section 5-7-7 D (3)

Internally lit cabinet sign — Internally lit cabinet sign where the lettering or logo itself is the only portion of the sign cabinet which is translucent or illuminated, provided that the cabinet is recessed into and flush with the surface of the facade so as to be architecturally integrated with the design.

The sign will be surface mounted and not be flush with the surface.

3 Alyson Peace 233 Sunset Court Area Variance

This is a request for an Area Variance for rear yard setback in the MFR-5 District.

Per Section 3-15-5 A (4) Buildings with wall of lesser length parallel to the lot line or the corner of any building on an angle of 30 to 60 degrees to the lot line.

Required setback is 1.5 x mean height

Mean height of building is 18.45'

Required setback: 27.70' (18.45 x 1.5)

Proposed setback: 23.00'

Short of required: 4.70' 16%

4 Arista Real Estate 18 Willow Ridge Drive Use Variance

This is a request for Use Variance in the GB District.

The request is for dwelling units on the first floor.

Per Section 4-4-2 A, upper story dwelling units are permitted.

The building was built in 1963 as a residential duplex.

The property was zoned B-3 which permitted multiple residences.

November 19, 1974, a variance was granted allowing the first floor to be used for a doctor's office.

Commercial uses were permitted, a doctor's office was not.

The property was rezoned to GB to match the current use.

The request is to allow the first floor to be remodeled into two dwelling units.

5 Crown Castle/ T-Mobile 455 Schoelles Road Special Use Permit

This request is for waivers to Section 6-7 Telecommunication Facility Standard for an alteration of an existing monopole macro tower in the SA District.

6-7-3 G All applications for the construction or installation of new WTFs shall contain the information hereinafter set forth. The application shall be signed by an authorized individual on behalf of the petitioner. Where a certification is called for, such certification shall bear the signature and seal of a professional engineer licensed in the State of New York. The application shall include the following information:

Waivers requested:

1) 6-7-3 G (1)

Documentation that demonstrates the need for the WTF to provide service primarily and essentially within the Town. Such documentation shall include propagation studies of the proposed site and all adjoining planned, proposed, in-service or existing sites;

2) 6-7-3 G (6)

Size of the property stated both in square feet and lot line dimensions, and a survey showing the location of all lot lines along with the setback dimensions from the WTF to the abutting property lines;

3) 6-7-3 G (7) The location and use of all structures within 500 feet from the WTF;

4) 6-7-3 G (8) The location, size and height of all structures on the property which is the subject of the application;

5) 6-7-3 G (18) Certification that the proposed antenna will not cause interference with other telecommunications devices;

6) 6-7-3G (20) A statement of the proposed emergency power supply. The storage of fuel on the site shall be identified. The type of fuel and quantities shall be provided. If lead acid batteries are proposed, a statement of battery classification and location shall be submitted. The statement shall provide the cumulative acid weight of all batteries at the proposed facility. Upon approval of the application for the WTF, the petitioner shall provide this information to the local fire department.

Special Use Permit originally issued in 1997, Special Use Permit has expired.

**6 Bell Atlantic Systems of 2700 Millersport Highway Special Use Permit
Allentown, Inc.**

This request is for waivers to Section 6-7 Telecommunication Facility Standard for an existing tower in the MS District.

Waivers requested:

- 1) 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
- 2) 6-7-3 M (1) A "Zone of Visibility Map" which shall be provided in order to determine locations from which the WTF may be seen.
- 3) 6-7-3 AA, The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
- 4) 6-7-7 E, Visual screening, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
- 5) 6-7-10 Lot Size and Setbacks. All proposed towers not mounted on existing buildings or structures and any other proposed WTF structures shall be set back from abutting parcels, recorded rights-of-way and road and street lines by the greater of the following distances: A distance equal to the height of the proposed tower or WTF structure plus 10 percent of the height of the tower or structure, or the existing setback requirement of the underlying zoning district, whichever is greater. In addition, the facility shall be separated from residential property lines, school property lines, designated historical districts, historical landmarks and historical sites by the minimum distance of 500 feet. The ZBA may modify this condition if the facility is attached to an existing nonresidential structure, or if an easement has been granted or other agreement with all property owners within 500 feet has been reached. In an agricultural district, the WTF shall be located a minimum of 500 feet from any dwelling unit. Any accessory structure shall be located so as to comply with the applicable minimum setback requirements for the property on which it is situated.

Special Use Permit was originally issued in 1995, Special Use Permit has expired.

**7 Bell Atlantic Mobile Systems National Grid Pole #2658, In Special Use Permit, Waivers
of Allentown, Inc. Front of 2676 Sweet Home Road Requested**

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on an existing utility pole in the RD District.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.

2. 6-7-3 M (1) A "Zone of Visibility Map" which shall be provided in order to determine locations from which the WTF may be seen
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E Visual screening, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.

**8 Bell Atlantic Mobile Systems National Grid Pole #2471, In Special Use Permit, Waivers
of Allentown, Inc. Front of 2446 Sweet Home Road Requested**

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on an existing utility pole in the RD District.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
2. 6-7-3 M (1) A "Zone of Visibility Map" which shall be provided in order to determine locations from which the WTF may be seen.
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E Visual screening, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.

**9 Bell Atlantic Mobile Systems National Grid Pole #3050, In Special Use Permit, Waivers
of Allentown, Inc. Front of 3030 Sweet Home Requested
Road**

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on an existing utility pole in the NB District.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
2. 6-7-3 M (1) A "Zone of Visibility Map" which shall be provided in order to determine locations from which the WTF may be seen.
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E Visual screening, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.

**10 Bell Atlantic Mobile Systems National Grid Pole #1870, Special Use Permit, Waivers
of Allentown, Inc. Front of 53 American Requested
Campus Drive**

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on an existing utility pole in the NCD-R3 District.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
2. 6-7-3 M (1) A "Zone of Visibility Map" which shall be provided in order to determine locations from which the WTF may be seen

3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E Visual screening, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.

**11 Bell Atlantic Mobile Systems National Grid Pole #1790, Special Use Permit, Waivers
of Allentown, Inc. Corner of Sweet Home Road Requested
& 53 American Campus
Drive**

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on an existing utility pole in the MFR-6 District.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
2. 6-7-3 M (1) A "Zone of Visibility Map" which shall be provided in order to determine locations from which the WTF may be seen.
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E Visual screening, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.

**12 Bell Atlantic Mobile Systems National Grid Pole #538, Special Use Permit, Waivers
of Allentown, Inc. Opposite of 11 Beacon Park Requested**

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on an existing utility pole in the NCD-SA District

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
2. 6-7-3 M (1) A "Zone of Visibility Map" which shall be provided in order to determine locations from which the WTF may be seen.
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E Visual screening, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.

**13 Bell Atlantic Mobile Systems National Grid Pole #465, In Special Use Permit, Waivers
of Allentown, Inc. Front of 443 South Ellicott Creek Road Requested**

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on an existing utility pole.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
2. 6-7-3 M (1) A "Zone of Visibility Map" which shall be provided in order to determine locations from which the WTF may be seen.
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.

4. 6-7-7 E Visual screening, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.

14 Bell Atlantic Mobile Systems of Allentown, Inc. National Grid Pole #440, 95 John Glenn Dr. Special Use Permit, Waivers Requested
Across 401 Creekside Drive

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on an existing utility pole in the RD District.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
2. 6-7-3 M (1) A "Zone of Visibility Map" which shall be provided in order to determine locations from which the WTF may be seen.
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E Visual screening, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.

15 Bell Atlantic Mobile Systems of Allentown, Inc. National Grid Pole #465, In Front of 270 Willow Ridge Drive Special Use Permit, Waivers Requested

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on an existing utility pole in the R-3 District.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.

2. 6-7-3 M (1) A "Zone of Visibility Map" which shall be provided in order to determine locations from which the WTF may be seen.
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E Visual screening, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.

**16 Bell Atlantic Mobile Systems In Front of 375 Willow Green Special Use Permit, Waivers
of Allentown, Inc. Drive Requested**

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on a new utility pole in the R-3 District.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
2. 6-7-3 M (1) A **"Zone of Visibility Map"** which shall be provided in order to determine locations from which the WTF may be seen.
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E **Visual screening**, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.
6. 6-7-10 **Lot Size and Setbacks**. All proposed towers not mounted on existing buildings or structures and any other proposed WTF structures shall be set back from abutting parcels, recorded rights-of-way and road and street lines by the greater of the following distances: A distance equal to the height of the proposed tower or WTF structure plus 10 percent of the height of the tower or structure, or the existing setback requirement of the underlying zoning

district, whichever is greater. In addition, the facility shall be separated from residential property lines, school property lines, designated historical districts, historical landmarks and historical sites by the minimum distance of 500 feet. The ZBA may modify this condition if the facility is attached to an existing nonresidential structure, or if an easement has been granted or other agreement with all property owners within 500 feet has been reached. In an agricultural district, the WTF shall be located a minimum of 500 feet from any dwelling unit. Any accessory structure shall be located so as to comply with the applicable minimum setback requirements for the property on which it is situated.

**17 Bell Atlantic Mobile Systems In Front of 409 Willow Ridge Special Use Permit, Waivers
of Allentown, Inc. Drive Requested**

This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on a new utility pole in the R-3 District.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
2. 6-7-3 M (1) A "**Zone of Visibility Map**" which shall be provided in order to determine locations from which the WTF may be seen.
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E **Visual screening**, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.
6. 6-7-10 **Lot Size and Setbacks**. All proposed towers not mounted on existing buildings or structures and any other proposed WTF structures shall be set back from abutting parcels, recorded rights-of-way and road and street lines by the greater of the following distances: A distance equal to the height of the proposed tower or WTF structure plus 10 percent of the height of the tower or structure, or the existing setback requirement of the underlying zoning district, whichever is greater. In addition, the facility shall be separated from residential property lines, school property lines, designated historical districts, historical landmarks and historical sites by the minimum distance of 500 feet. The ZBA may modify this condition if the facility is attached to an existing nonresidential structure, or if an easement has been granted

or other agreement with all property owners within 500 feet has been reached. In an agricultural district, the WTF shall be located a minimum of 500 feet from any dwelling unit. Any accessory structure shall be located so as to comply with the applicable minimum setback requirements for the property on which it is situated.

**18 Bell Atlantic Mobile Systems In Front of 156 Grandview Special Use Permit, Waivers
of Allentown, Inc. Drive Requested**

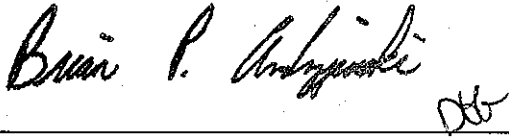
This application is for waivers to Section 6-7 Telecommunication Facility Standard for a "Micro Cell" installed on a new utility pole in the R-4 District.

Waivers are requested for the following sections:

1. 6-7-3 G (20) Certification that a topographic and geomorphologic study and analysis has been conducted, and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed WTFs on the proposed site.
2. 6-7-3 M (1) A "**Zone of Visibility Map**" which shall be provided in order to determine locations from which the WTF may be seen.
3. 6-7-3 AA The petitioner will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration (FAA) Regulation Part 77. This requirement shall be for any new tower or for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided in a timely manner.
4. 6-7-7 E **Visual screening**, including but not limited to landscaping, walls and fences, shall be approved by the ZBA. The Town's landscape architect and consultant shall provide recommendations to the ZBA regarding visual screening.
5. 6-7-8 B All antennae, towers and auxiliary structures shall be properly bonded and grounded to protect the facility and surrounding properties from lightning discharges.
6. 6-7-10 **Lot Size and Setbacks**. All proposed towers not mounted on existing buildings or structures and any other proposed WTF structures shall be set back from abutting parcels, recorded rights-of-way and road and street lines by the greater of the following distances: A distance equal to the height of the proposed tower or WTF structure plus 10 percent of the height of the tower or structure, or the existing setback requirement of the underlying zoning district, whichever is greater. In addition, the facility shall be separated from residential property lines, school property lines, designated historical districts, historical landmarks and historical sites by the minimum distance of 500 feet. The ZBA may modify this condition if the facility is attached to an existing nonresidential structure, or if an easement has been granted or other agreement with all property owners within 500 feet has been reached. In an agricultural district, the WTF shall be located a minimum of 500 feet from any dwelling unit. Any accessory structure shall be located so as to comply with the applicable minimum setback requirements for the property on which it is situated.

Other Matters

1

Handwritten signature of Brian P. Andrzejewski in cursive script, with a small 'DB' mark to the right.

Brian P. Andrzejewski, P.E.

DG:js

cc: Brian Kulpa, Supervisor
Councilmembers
Stanley Sliwa, Town Attorney
Marjory Jaeger, Town Clerk
Dan Howard, Planning Director
Ellen Kost, Planning Department
Patrick Lucey, Highway Superintendent