

ZONING

140 Attachment 1

Town of Clarkson

Location Requirements for Communications Towers

All requirements are as set forth in Chapter 140 of the Town of Clarkson Code, unless modified herein.

Requirement	Zoning Districts		
	Residential	Commercial	Industrial
Permitted Use	Yes, but must meet public necessity requirements for Rosenberg¹	Yes²	Yes²
Accessory buildings			
Maximum square footage	400	none	none
Siding/appearance	Brick/residential	Per state code	Per state code
Setback from property line	See § 140-16.1	See § 140-16.1	See § 140-16.1
Minimum setbacks for supports	Per Town Code	Per Town Code	Per Town Code
Visual EAF	Required	Required	Required
Approvals required			
ZBA special permit	Yes	Yes	Yes
PB site plan	Yes	Yes	Yes
PB subdivision	If subdividing	If subdividing	If subdividing
Technical documentation showing only feasible site	Yes	Discretionary	No
FCC certification	Yes	Yes	Yes
Application fees	\$750	\$750	\$750
Engineering fees	Yes	Yes	Yes
Bond required	Yes	Yes	Yes

NOTES:

¹ Cellular Telephone Company, d/b/a Cellular One, vs. Rosenberg 82 NY2d 365, 624 NED 990, 604 NYS2d 895

² In the Historical Overlay District the regulations for residential apply regardless of zone.