

APPROVED
ZONING BOARD OF APPEALS
MINUTES OF MEETING
April 14, 2025

The Regular meeting of the Zoning Board of Appeals of the Town of Clay, County of Onondaga, State of New York, was held at the Clay Town Hall, 4401 New York State Route 31, Clay, New York on April 14, 2025. Chairperson Mason called the meeting to order at 6:00 P.M. and upon the roll being called the following were:

PRESENT:	Vivian Mason	Chairperson
	Karen Liebi	Deputy Chairperson
	Ryan Frantzis	Member
ABSENT:	David Porter	Member
OTHERS		
PRESENT:	Robert Germain	Attorney
	Chelsea Clark	Secretary
	David Tessier	Interim Planning Commissioner

All present participated in the Pledge of Allegiance.

MOTION made by Chairperson Mason that the Minutes of the meeting of March 10, 2025, be accepted as submitted. Motion was seconded by Mr. Frantzis. *Unanimously carried.*

MOTION made by Chairperson Mason for the purpose of the New York State Environmental Quality Review (SEQR) all new actions tonight will be determined to be a Type II, and will be given a negative declaration, unless otherwise advised by our attorney. Motion was seconded by Mr. Frantzis. *Unanimously carried.*

OLD BUSINESS:

None.

NEW BUSINESS:

Case #1967 – Northern Credit Union, 3584 State Route 31, Tax Map #052.-02-11.3.:

The applicant is requesting an Area Variance pursuant to Section 230-19 A.(5) – Principal Structure Setback/Parking Area Setback, for a reduction of Principal Structure Setback from 165 feet to 133 feet and a reduction in Parking Area Setback from 90 feet to 60 feet to allow construction of bank/credit union with drive-in service. The Property location is in the RC-1 Regional Commercial Zoning District.

The applicant requested an adjournment via e-mail communication on April 10, 2025, as they are working on revisions based on Onondaga County Planning Boards recommendations.

Motion made by Chairperson Mason to adjourn Case #1967 to the May 12, 2025, Zoning Board of Appeals meeting. Motion was seconded by Mr. Frantzis. *Unanimously carried.*

Case #1968 – Sign Pro Inc./Community Bank, 7379 Oswego Road, Tax Map #104.-02-13.1.:

The applicant is requesting an Area Variance for Signs pursuant to Section 230-22 C.(1) – Major Sign Standards, to increase the allowable number of (2) two wall signs to (4) four wall signs for identification from all public and private right of ways in a central location. The Property location is in the RC-1 Regional Commercial Zoning District.

The proof of publication was read by the secretary.

Kristine Braccidiferro of Sign Pro, Inc. was present.

Chairperson Mason asked the applicant to explain their request for an Area Variance.

Ms. Braccidiferro explained they are requesting the Area Variance to allow for two additional wall signs to add to the two existing wall signs. The proposed two new signs would match the existing signage and be visible to the South-West and North-West traffic.

Chairperson Mason asked the applicant to address the Standards of Proof.

Ms. Braccidiferro addressed the Standards of Proof:

1. The applicant does not believe the requested Area Variance will create an undesirable change to the character of the neighborhood as the proposed additional signs are in reasonable scale.
2. The applicant does not believe there is any feasible method other than the requested Area Variance.
3. The applicant does not believe the requested Area Variance to be substantial.
4. The applicant does not believe there will be any adverse effect to the neighborhood.
5. Yes, the need for Area Variances is self-created.

Chairperson Mason asked if there were any further comments or questions from the Board and there were none.

Chairperson Mason asked Interim Commissioner Tessier if he had any questions or comments.

Mr. Tessier asked the applicant if the owner of the property signed the application for the Area Variance.

Attorney Germain confirmed the property owner signed the Area Variance application.

Chairperson Mason asked if anyone in the audience had any questions or comments and there were none.

Chairperson Mason asked for those in favor of granting the Area Variance and there were none.

Chairperson Mason asked for those opposed to granting the Area Variance and there were none.

The hearing was closed.

MOTION was made by Mr. Frantzis in Case #1968 to **approve** the Area Variance as requested with the condition they be in substantial compliance with Exhibit “A”. Motion was seconded by Mrs. Liebi.

Roll Call:	Mr. Frantzis	- in favor	
	Deputy Chairperson Liebi	- in favor	
	Chairperson Mason	- in favor	<i>Unanimously Carried.</i>

Case #1969 – Donald Shay/Crossroads Park/Lot 1, 4611 Crossroads Park Drive, Tax Map #115.-01-18.8.:

The applicant is requesting Area Variances pursuant to Section 230-17 C.(4)(c)[1] – Front Yard Minimum, for a reduction in front yard setback from the allowable 25 feet to 10 feet and Section 230-20 B.(2)(b) – Fences, to increase front yard fence height from the allowable 2 ½ feet to 7 feet to allow construction of a fence. The Property location is in the I-1 Industrial 1 Zoning District, and

Case #1970 – Donald Shay/Crossroads Park/Lot 2, 4615 Crossroads Park Drive, Tax Map #115.-01-18.4.:

The applicant is requesting Area Variances pursuant to Section 230-17 C.(4)(c)[1] – Front Yard Minimum, for a reduction in front yard setback from the allowable 25 feet to 10 feet and Section 230-20 B.(2)(b) – Fences, to increase front yard fence height from the allowable 2 ½ feet to 7 feet to allow construction of a fence. The Property location is in the I-1 Industrial 1 Zoning District.

(Case #1969 and Case #1970 were opened together.)

The proof of publications were read by the secretary.

Pat Reynolds of Ianuzi & Romans was present on behalf of the applicant.

Chairperson Mason asked the applicant to explain their request for Area Variances.

Mr. Reynolds explained they are requesting the Area Variances to install a security fence to help deter and prevent break-ins from happening and help to secure the site. There is already a temporary fence in place, but the applicant would like a more permanent structure and would like the fencing to be seven (7) feet tall.

Chairperson Mason asked the applicant to address the Standards of Proof.

Mr. Reynolds addressed the Standards of Proof:

1. The applicant does not believe the requested Area Variances will create an undesirable change to the character of the neighborhood as it would be similar to the old Rite-Aid warehouse and the property is located in the Industrial Use district,
2. The applicant does not believe there is any feasible method other than the requested Area Variances.
3. The applicant does believe the requested Area Variances to be substantial.
4. The applicant does not believe there will be any adverse effect to the neighborhood as it would help keep the site more secure and help reduce crime.
5. Yes, the need for Area Variances is self-created.

Chairperson Mason asked if there were any further comments or questions from the Board.

Mrs. Liebi asked if the fence would be electric.

The applicant stated no, they don't believe they need to go that far.

Mrs. Liebi asked what the current poles on the ground were going to be used for.

The applicant advised that the poles are material for jobs.

Chairperson Mason asked Interim Commissioner Tessier if he had any questions or comments.

Mr. Tessier asked what type of fence they are looking to install.

Mr. Reynolds stated they would be installing a chain link fence.

Chairperson Mason asked if anyone in the audience had any questions or comments.

Mrs. Rathburn asked if the Onondaga County Planning Board provided their input.

Chairperson Mason advised we did not receive comment from Onondaga County Planning Board regarding these applications for Area Variances.

Chairperson Mason asked for those in favor of granting the Area Variances and there were none.

Chairperson Mason asked for those opposed to granting the Area Variances and there were none.

The hearings were closed.

MOTION was made by Mrs. Liebi in Case #1969 to **approve** the Area Variances as requested with the condition they be in substantial compliance with Exhibit "A," and that the fence be chain link. Motion was seconded by Mr. Frantzis.

Roll Call:	Mr. Frantzis	- in favor	
	Deputy Chairperson Liebi	- in favor	
	Chairperson Mason	- in favor	<i>Unanimously Carried.</i>

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MOTION was made by Mrs. Liebi in Case #1970 to **approve** the Area Variances as requested with the condition they be in substantial compliance with Exhibit “A,” and that the fence be chain link. Motion was seconded by Mr. Frantzis.

Roll Call:	Mr. Frantzis	- in favor	
	Deputy Chairperson Liebi	- in favor	
	Chairperson Mason	- in favor	<i>Unanimously Carried.</i>

There being no further business, Chairperson Mason adjourned the meeting at 6:19 P.M.



Chelsea Clark, Secretary
Zoning Board of Appeals
Town of Clay