

APPROVED
ZONING BOARD OF APPEALS
MINUTES OF MEETING
November 10, 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 November 10, 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
	David Porter	Member
	Michael Becker	Alternate Member

ABSENT:	Mary Lou DesRosier	Member
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OTHERS

PRESENT:	Robert Germain	Zoning Board Attorney
	Chelsea Clark	Zoning Board Secretary
	Brian Bender	Planning & Development Commissioner

All present participated in the Pledge of Allegiance.

MOTION made by Mr. Frantzis that the Minutes of the meeting of October 13, 2025, be accepted as submitted. Motion was seconded by Mr. Porter. *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 Deputy Chairperson Liebi. *Unanimously carried.*

OLD BUSINESS:

None.

NEW BUSINESS:

Case #1990 – Northside Baptist Church, 7965 Oswego Road, Tax Map #080.-01-02.1.:

The applicant is seeking Area Variance pursuant to Section 230-13 A.(4) – Lot and Structure Dimensional Requirements; to reduce the rear yard minimum setback from 50 feet to 25 feet to allow for an expansion of the existing Church facility. The project also includes new landscaping and lighting, revisions to recreational fields, and additional parking. The proposal received a no position with comment referral from the Onondaga County Planning Board. The property location is in the RA-100 Residential Agricultural Zoning District.

The proof of publication was read by the secretary.

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Alex Samoray of Keplinger Freeman Associates was present on behalf of the applicant.

Chairperson Mason asked Ms. Samoray to explain the applicants request for an Area Variance.

Ms. Samoray explained the church is looking to expand to help accommodate their basketball league, improve their courtyard and patios and expand their youth sports field.

Chairperson Mason asked Ms. Samoray to address the Standards of Proof.

Ms. Samoray 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 but would improve the appearance of the property.
2. The applicant does believe there are other feasible methods other than the requested Area Variance, however it would not meet the needs of the church.
3. The applicant does believe the requested Area Variance to be substantial.
4. The applicant does not believe there will be any adverse effect to the neighborhood as they will be making site improvements, including enhancing landscaping.
5. Yes, the need for an Area Variance is self-created.

Chairperson Mason asked if any of the parcel was in the RC-1 Regional Commercial Zoning District.

Ms. Samoray confirmed none of the parcel is zoned RC-1.

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

Chairperson Mason asked Planning Commissioner Bender if he had any questions or comments.

Commissioner Bender noted that the applicant would be in front of the Planning Board for Site Plan approval on December 10, 2025.

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

Chairperson Mason asked for those who would like to speak in favor of granting the Area Variance and there were none.

Chairperson Mason asked for those who would like to speak against granting the Area Variance and there were none.

The hearing was closed.

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MOTION was made by Mr. Frantzis in Case #1990 to **approve** the Area Variance as requested with the condition they be in substantial compliance with Exhibit “A”. Motion was seconded by Mr. Porter.

Roll Call:	Mr. Becker	- in favor	
	Mr. Porter	- in favor	
	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 6:08 P.M.



Chelsea Clark, Secretary
Zoning Board of Appeals
Town of Clay