

Zoning Board of Appeals Agenda

The Regular Meeting of the Town of Clay Zoning Board of Appeals will be held on April 13th, 2026, at 6 PM in the Clay Town Hall located at 4401 State Route 31, Clay, New York.

A. Pre-Agenda Meeting: Jury Room - 5:30 PM.

B. Call the Meeting to Order - 6 PM.

C. Pledge of Allegiance.

D. Motion approving the Minutes of the previous meeting as written.

- i. March 9th

E. Hearing Format Announcement.

All matters heard by this Zoning Board of Appeals are in the form of a public hearing. Everyone desiring to be heard will be heard. Before speaking, you are asked to state clearly your name and address.

There are three types of matters that come before this Board. They are Special Permit, Variances, and Interpretations. The application will be denied unless the applicant has proven his or her case.

MOTION for the purpose of the New York State Environmental Quality Review (SEQR), all new actions tonight will be determined to be Type II Actions, and will be given a negative declaration, unless otherwise advised by our attorney.

F. Old Business.

- i. None.

G. New Business.

1. Case #1999, Tax ID #076.-01-02.0 – Robert Aluzzo (John Anthony Properties LLC) is seeking two Area Variances pursuant to Section 230-13 D.(4) – Lot and Structure Dimensional Requirements, for a reduction in the side yard setback from 20 feet to 9 feet; and for an increase in the maximum height for an accessory structure from 12 feet to 18 feet to allow construction of a new 16 x 24-foot garage to the northwest side

of the existing residence. The subject property is located at 8285 Oswego Road, Clay, NY 13090. The property is in the Single-Family (R-10) Residential Zoning District.

| <u>OCPB Report</u> | <u>SEQR Type</u> | <u>Board Action</u> |
|---------------------------|-------------------------|----------------------------|
| Required: N | Negative | Granted |
| Date Sent: | Positive | Denied |
| Received: | Hearing Closed | Conditions [Y/N] |

2. Case #2000, Tax ID # 055.-01-03.1. – Erik Turner (Community Bank N.A) is seeking two Area Variances pursuant to Section 230-16 C. (4) – Lot and Structure Dimensional Requirements, for a reduction in the side yard setback from 75 feet to 44 feet; and for a reduction in the site perimeter landscape strip from 30 feet to 25 feet to allow construction of a new bank and accessory drive-thru on a pad located on the easternmost portion of the parking lot of the existing commercial plaza. The subject property is located at 4000 State Route 31, Clay, NY 13041. The property is in the Regional Commercial (RC-1) Zoning District.

| <u>OCPB Report</u> | <u>SEQR Type</u> | <u>Board Action</u> |
|---------------------------|-------------------------|----------------------------|
| Required: Y | Negative | Granted |
| Date Sent: 3/17/26 | Positive | Denied |
| Received: N | Hearing Closed | Conditions [Y/N] |

H. Forthcoming Cases.

- i. None.

I. Adjournment.

It is the responsibility of any applicant whose matter has been adjourned to submit all revised materials by the established filing deadline for the meeting at which they wish to be heard. Please refer to the Zoning Board of Appeals Calendar. Failure to meet this deadline may result in further adjournment. Please contact the Planning Department for assistance with filing schedules and how to submit revised materials.