

Zoning Board of Appeals Agenda

The Regular Meeting of the Town of Clay Zoning Board of Appeals will be held on June 8, 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. April 13th (May 11th meeting canceled due to no action items).

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.

- i. Case #2001, Tax ID #019.-02-29.1 – Allied Sign Company is requesting two Area Variances to allow for the installation of three total wall signs and a free-standing sign more than 32 square feet. The proposed freestanding signage will be 59 square feet, where 32 square feet is permitted, for signage dimensional requirements in the Highway-Commercial (HC-1) Zoning District as listed in Section

230-22 C.(1) of the Town of Clay Zoning Ordinance. The subject property is 3567 State Route 31, Clay, NY 13057.

<u>OCPB Report</u>	<u>SEQR Type</u>	<u>Board Action</u>
Required: Y	Negative	Granted
Date Sent: 5/1/26	Positive	Denied
Received: Y	Hearing Closed	Conditions [Y/N]

- ii. Case #2002, Tax ID #081.-28-09.0 – Terri L. Leahy is requesting two Area Variances to allow for the installation of a shed. The proposed shed will be 10 feet from the front yard setback where 25 feet is required, and 5 feet from the rear yard setback where 10 feet is required, for lot and structure dimensional requirements in the One-Family Residential (R-7.5) Zoning District as listed in Section 230-13 E.(4)(c)[1] and 230-13 E.(4)(c)[3] of the Town of Clay Zoning Ordinance. The subject property is 7866 Orion Path, Liverpool, NY 13090.

<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]

- iii. Case #2003, Tax ID# 107.-16-26.0 – Kiran Gautam is requesting a Special Permit to operate a home-based seamstress business from their residence in the One-Family Residential (R-10) Zoning District pursuant to Section 230-13D.(2)(d)[1] of the Town of Clay Zoning Ordinance. The subject property is 4942 Harvest Lane, Liverpool, NY 13088.

<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]

- iv. Case #2004, Tax ID# 109.-04-02.0 – Burke Bruinsma is requesting an Area Variance to allow for the installation of a shed. The proposed shed will be 2.5 feet from the side yard setback where 8.5 feet is required, for lot and structure dimensional requirements in the One-Family Residential (R-10) Zoning District as listed in Section 230-13 D.(4)(c)[2] of the Town of Clay Zoning Ordinance. The subject property is 311 Brookhaven Road, North Syracuse, NY 13212.

<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]

- v. Case #2005, Tax ID# 048.-01-06.0 – Paul Licari is requesting two Area Variances for the future construction of a warehouse. The proposed principal structure will be 30 feet from the front yard setback where 200 feet is required, for lot and structure dimensional requirements, in the Industrial 2 (I-2) Zoning District as listed in Section 230-17 D.(4)(b)[1][a] of the Town of Clay Zoning Ordinance.

The principal structure will also be 54 feet from Caughdenoy Road where 115 feet is required in the Highway Type C Overlay District as listed in 230-19 A.(5). The subject property is 8894 Caughdenoy Road, Clay, NY 13041.

OCPB Report

Required: Y
Date Sent: 5/15/26
Received: N

SEQR Type

Negative
Positive
Hearing Closed

Board Action

Granted
Denied
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.