

Zoning Board of Appeals Agenda

The Regular Meeting of the Town of Clay Zoning Board of Appeals will be held on August 10, 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. July 13th

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. Case #2008, Tax ID# 054.-02-18.0 – Shawn Caughill/Finger Lakes Construction are requesting two Area Variances pursuant to Section 230-13D(4)(c)[1] of the Town of Clay Zoning Ordinance - Lot and Structure Dimensional Requirements, for a reduction in the front yard setback from 25 feet to 2.3 feet; and Section 230-13D(4)(c)[4] for an increase in maximum height of an accessory structure from 12 feet to 18.4 feet to construct a pole barn. The subject property is 8247 Oswego Road, Liverpool, NY 13088.

OCPB Report

SEQR Type

Board Action

Required: N	Negative	Granted
Date Sent:	Positive	Denied
Received:	Hearing Closed	Conditions [Y/N]

G. New Business.

- i. Case #2010, Tax ID #034.-01-07.0– Charles & Carol Lee/KK-J Architecture are requesting three Area Variances pursuant to Section 230-13A(4) of the Town of Clay Zoning Ordinance – Lot and Structure Dimensional Requirements, for a reduction in the front yard setback from 75 feet to 40.83 feet, a reduction in the westerly side yard setback from 25 feet to 19.3 feet, and a reduction in the easterly side yard setback from 25 feet to 4.2 feet for the principal structure. The property is in the Residential Agricultural (RA-100) Zoning District. The subject property is 9178 Henry Clay Blvd., Clay, NY 13041.

<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]

- ii. Case #2011, Tax ID #081.-34-01.0– Jesse Balaz is requesting two Area Variances pursuant to Section 230-13E(4)(c)[1] of the Town of Clay Zoning Ordinance – Lot and Structure Dimensional Requirements, for a reduction in the front yard setback from 25 feet to 10 feet; and Section 230-20B(2)(b) of the Town of Clay Zoning Ordinance to have a fence height of 6 feet between the street line and setback line. The property is in the One-Family Residential (R-10) Zoning District. The subject property is 8000 Ginger Road, 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 # 2012, Tax ID #025.-01-02.3 – Paul B. White is requesting an Area Variance pursuant to Section 230-13A(4) of the Town of Clay Zoning Ordinance – Lot and Structure Dimensional Requirements, for a reduction in the front yard setback from 75 feet to 14 feet to construct a pole barn. The property is in the Residential Agricultural (RA-100) Zoning District. The subject property is 3851 Bonstead Road, Clay, NY 13041.

<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]

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.