

Zoning Board of Appeals Agenda

The Regular Meeting of the Town of Clay Zoning Board of Appeals will be held on September 14, 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. August 10th

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 #2013, Tax ID# 094.-02-43.0– Carla & Bruce Wingate are requesting an Area Variance pursuant to Section 230-13E(4)(c)[3] of the Town of Clay Zoning Ordinance– Lot and Structure Dimensional Requirements, for a reduction in the rear yard setback from 10 feet to 5 feet for an accessory structure. The property is in the One-Family

Residential (R-7.5) Zoning District. The subject property is 9 Oriole Path, Liverpool, NY 13090.

OCPB Report

Required: N

Date Sent:

Received:

SEQR Type

Negative

Positive

Hearing Closed

Board Action

Granted

Denied

Conditions [Y/N]

- ii. Case #2015, Tax ID #117.-10-20.1– Streamline Real Estate is requesting an Area Variance pursuant to Section 230-21E of the Town of Clay Zoning Ordinance - for a reduction in the number of parking spaces from the required 237 spaces to 190 spaces for a new bank which requires 5 spaces/ 1,000 square feet, and restaurant which requires 15 spaces/1,000 square feet. The property is in the Regional Commercial (RC-1) Zoning District. The subject property is 5380 W Taft Rd., North Syracuse, NY 13212.

OCPB Report

Required: Y

Date Sent: 8/12/26

Received: Y

SEQR Type

Negative

Positive

Hearing Closed

Board Action

Granted

Denied

Conditions [Y/N]

- iii. Case #2016, Tax ID #116.1-04-19.0– Vincent Aquilino/Edick Electric are requesting an Area Variance pursuant to Section 230-18H(1) of the Town of Clay Zoning Ordinance – Modifications and Amendments to an Existing PDD, for a reduction in setback requirements from 8.5 feet to 5 feet for an accessory structure. The property is in the Planned Development (PDD) Zoning District. The subject property is 4980 Astilbe Path, Liverpool, NY 13088.

OCPB Report

Required: N

Date Sent:

Received:

SEQR Type

Negative

Positive

Hearing Closed

Board Action

Granted

Denied

Conditions [Y/N]

- iv. Case #2017, Tax Map ID# 060.-02-13.0 John Walters is requesting an Area Variance pursuant Section 230-19A(5) of the Town of Clay Zoning Ordinance – Highway Overlay Zone District, for a reduction in Highway Overlay Type B setback from 140 feet to 94 feet to build addition on the current principal structure. The property is in the Residential Agricultural (RA-100) Zoning District. The subject property is 8383 Henry Clay Blvd., Clay, NY 13041.

OCPB Report

Required: N

Date Sent:

Received:

SEQR Type

Negative

Positive

Hearing Closed

Board Action

Granted

Denied

Conditions [Y/N]

- v. Case #2018, Tax Map ID# 054.-02-08.1 John Anthony Properties LLC. is requesting an Area Variance pursuant to Section 230-13D(4)(c)[4] of the Town of Clay Zoning Ordinance - Lot and Structure Dimensional Requirements, for an increase in maximum height of an accessory structure from 12 feet to 26.3 feet. The property is in the One-Family Residential (R-10) Zoning District. The subject property is 8285 Oswego Rd., Clay NY, 13090.

OCPB Report

Required: N

Date Sent:

Received:

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.