

TOWN OF CLAY
ZONING BOARD OF APPEALS AGENDA

The Regular Meeting of the Town of Clay Zoning Board of Appeals will be held on **May 13, 2024 at 6:00 PM** in the Clay Town Hall Located at 4401 New York State Route 31, Clay, New York

- A. PRE-AGENDA MEETING – *Jury Room* – 5:30 PM
- B. CALL THE MEETING TO ORDER – 6:00 PM
- C. PLEDGE OF ALLEGIANCE
- D. **MOTION** approving the Minutes of the Previous Meeting as written.
- 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: None

G. NEW BUSINESS:

Case: **#1946**

Zone: **HC-1 & LuC-1**

Tax: **#118.-01-07.1**

and #118.-01-17.1

Applicant: **Brew Team NY, LLC**

Location: **3906 and 3908 Brewerton Road**

Relief Sought: **Area Variances**: The applicant is requesting Area Variances for a reduction in the side yard setback from 50 feet to 32.8 feet for a proposed canopy on the north side; a reduction in the perimeter landscape strip from 20 feet to 10 feet; and a reduction in the perimeter landscape strip from 20 feet to 10 feet. This to allow a 7 Brew location.

Per Town Ordinance Numbers: **Section 230-13 B.(4)(b)[2][a] – Principal Structure and Attached Accessory Structures; Section 230-13 B.(5)(a) - LuC-1 – Supplemental District Design Standards; and Section 230-13 D.(5)(a) - HC-1 – Supplemental District Design Standards**

OCPB Report	SEQR Type <u>Type II</u>	Board Action _____
Required (Y)	Negative _____	Granted _____
Date Sent <u>4/9/2024</u>	Positive _____	Denied _____
Received ()	Hearing Closed _____	Conditions(Y/N)

Case: #1947
Zone: HC-1 & LuC-1
Tax #118.-01-07.1
and #118.-01-17.1

Applicant: **Brew Team NY, LLC**
Location: **3906 and 3908 Brewerton Road**

Relief Sought: **Area Variances:** The applicant is requesting Area Variances: #1) to allow an additional freestanding sign on Brewerton Road when not allowed by the Zoning Code; a reduction in the front yard setback on Brewerton Road from 25 feet to 22.2 feet; and to increase the square footage of a freestanding sign on Brewerton Road from 0 square feet to 51 square feet; #2) to allow an additional freestanding sign on South Bay Road when not allowed by the Zoning Code; a reduction in the front yard setback on South Bay Road from 25 feet to 22.2 feet; and increase the square footage of a freestanding sign on South Bay Road from 0 square feet to 51 square feet; #3) to increase the number of wall signs to 3 when 2 are allowed; and #4) to increase the size of the third wall sign from 0 square feet to 31.66 square feet. This is to allow additional signage to properly identify the proposed business, a corporate standard.

Per Town Ordinance Number: **Section 230-22 C.(1) Sign Standards and Requirements**

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Case: #1948
Zone: R-10
Tax #096.-12-64.0

Applicant: **Emily Salamone**
Location: **4924 Look Kinney Circle**

Relief Sought: **Area Variances:** The applicant is seeking Area Variances for a reduction in the front yard setback from 25 feet to 12 feet; and for an increase in the height of a fence in a front yard from the allowed 2 ½ feet to 6 feet (Note: a corner lot has two front yards and is a lot with only three property lines forming its boundaries. For purposes of enforcement, it shall have no rear yard, two side yards and a front yard extending the entire width of the lot.) This is to allow construction of a fence.

Per Town Ordinance Number: **Section 230-11 C. LOT, THREE-SIDED; Section 230-13 D.(4)(b)[1] – Front Yard Minimum; and Section 230-20 B.(2)(b) – Fences**

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Required (N)	Negative _____	Granted _____
Date Sent _____	Positive _____	Denied _____
Received ()	Hearing Closed _____	Conditions(Y/N)

Case: #1949
 Zone: R-7.5
 Tax #055.-11-06.0

Applicant: **Amanda Jock**
 Location: **4065 Sweet Gum Lane**
 Relief Sought: **Area Variances:** The applicant is seeking Area Variances for a reduction in the front yard setback from 25 feet to 16 feet; and for an increase in the height of a fence in a front yard from the allowed 2 ½ feet to not more than 7 feet (Note: a corner lot has two front yards and is a lot with only three property lines forming its boundaries and for purposes of enforcement it shall have no rear yard, two side yards and a front yard extending the entire width of the lot.). This is to allow construction of a fence.

Per Town Ordinance Number: **Section 230-11 C. LOT, THREE-SIDED; Section 230-13 E.(4)(b)[1] – Front Yard Minimum; and Section 230-20 B.(2)(b) – Fences**

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Case: #1950
 Zone: RA-100
 Tax #039.-01-02.0
 & #039.-01-01.0

Applicant: **Greg Tweedy**
 Location: **4409 & 4411 Riviera Drive**
 Relief Sought: **Area Variances:** The applicant is seeking Area Variances for Lot #1: a reduction in the required lot area of 100,000 square feet to a proposed 52,457.94 square feet; a reduction in the 75-foot minimum requirement of a front yard to the proposed 36.4 feet; a reduction from the 75 feet required for an accessory structure, detached in a front yard to a proposed 20 feet; and a reduction in the side yard setback from the required 25 feet for an accessory structure, detached to a proposed 6 feet. Lot #2: a reduction in the required lot area of 100,000 square feet to a proposed 34,578 square feet; a reduction in the lot width from the required 250 feet to the proposed 197.55 feet; a reduction in the 75-foot minimum requirement of a front yard to the proposed 41.0 feet; a reduction from the 75 feet required for an accessory structure, detached in a front yard to a proposed 20 feet; and a reduction in the side yard setback from the required 25 feet for an accessory structure, detached to a proposed 9.2 feet. This is to allow a lot line adjustment between the two parcels.

Per Town Ordinance Number: **Section 230-13 A.(4) – Lot and Structure Dimensional Requirements**

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Case: **#1951** Applicant: **Charles Weaver**
Zone: **RA-100** Location: **9710 Caughdenoy Road**
Tax **#041.-01-11.1** Relief Sought: **Area Variances:** The applicant is seeking Area Variances for a reduction in the south side yard setback from 25 feet to 3 feet to allow for a proposed addition.

Per Town Ordinance Number: **Section 230-13 A.(4) – Lot and Structure Dimensional Requirements**

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Case: **#1952** Applicant: **North Syracuse Lodging Group, LLC (Marriott)**
Zone: **RC-1** Location: **8505 Pepperidge Way**
Tax **#055.-01-01.1** Relief Sought: **Area Variances:** The applicant is seeking Area Variances to increase the height of a building from the allowed 50 feet to 55 feet; a reduction in the Site Perimeter Landscape Strip from 80 feet to 28.3 feet; and – a reduction in the required parking spaces from the required 243 to 206. This is to allow construction of a proposed hotel.

Per Town Ordinance Number: **Section 230-16 C.(5)(b)[4][a] – Maximum Height; Hotel; 230-16 C.(4)(a)[1][b] & [c] – Site Perimeter Landscape; and 230-16 E. – Required Parking and Loading Spaces**

OCPB Report	SEQR Type <u>Type II</u>	Board Action _____
Required (Y)	Negative _____	Granted _____
Date Sent <u>4-24-2024</u>	Positive _____	Denied _____
Received ()	Hearing Closed _____	Conditions(Y/N)

Case: #1953
Zone: PDD
Tax #077.-11-04.0

Applicant: **Thomas Femano for Katherine Winters**
Location: **8233 Saron Lane**
Relief Sought: Area Variances: The applicant is seeking Area Variances for a reduction in the front yard setback from 25 feet to 16 feet. This is to allow construction of a 9 foot by 15-foot three season covered porch to the front of the house.

Per Town Ordinance Number: **Section 238-18 H.(1)(d) – Waiver of PDD Standards**

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H. OTHER BUSINESS

I. ADJOURN MEETING