

*APPROVED*  
**ZONING BOARD OF APPEALS**  
**MINUTES OF MEETING**  
**June 10, 2024**

The Regular Meeting of the Zoning Board of Appeals of the Town of Clay, County of Onondaga, State of New York, was held at the Clay Town Hall, 4401 New York State Route 31, Clay, New York on June 10, 2024. Chairman Wisnowski called the meeting to order at 6:00 P.M. and upon the roll being called the following were:

PRESENT:	Edward Wisnowski, Jr	Chairman
	Vivian Mason	Deputy Chairperson
	Karen Liebi	Member
	Ryan Frantzis	Member
	David Porter	Member

ABSENT: None

**OTHERS**

PRESENT:	Robert Germain	Attorney
	Chelsea Clark	Secretary
	Mark Territo	Commissioner of Planning & Development

All present participated in the Pledge of Allegiance.

**MOTION** made by Chairman Wisnowski that the Minutes of the meeting of May 13, 2024, be accepted as submitted. Motion was seconded by Mr. Frantzis. *Unanimously carried.*

**MOTION** made by Chairman Wisnowski for the purpose of the New York State Environmental Quality Review (SEQR) all new actions tonight will be determined to be a Type II, and will be given a negative declaration, unless otherwise advised by our attorney. Motion was seconded by Mrs. Liebi. *Unanimously carried.*

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Case #1955 – Anthony J. Grizanti, 104 Riverdale Road, Tax Map #085.-09-13.0.:**

The applicant is requesting Area Variances pursuant to Section 230-13 E.(4)(b)[1] – Front Yard Minimum, for a reduction in the front yard setback from 25 feet to 3 feet (a corner lot has two front yards), and Section 230-20 B.(2)(b) – Fences, for an increase in the height of a fence from the allowed 2 /12 feet to not more than 7 feet. This is to allow for construction of a fence. The property is located in the R-7.5 One-Family Residential Zoning District.

The proof of publication was read by the secretary.

The applicant and his wife, Judith Grizanti were present.

Chairman Wisnowski asked the Mr. Grizanti to explain his request for Area Variances.

Mr. Grizanti stated he would like to update his property by installing a privacy fence and believes it would enhance the visual appearance of the property while providing safety for his grandchildren.

Chairman Wisnowski asked Mr. Grizanti to address the standards of proof.

Mr. Grizanti addressed the Standards of Proof:

1. The applicant does not believe the requested Area Variances will create an undesirable change to the character of the neighborhood as neighboring properties have similar fencing.
2. The applicant does not believe there is any feasible method other than the requested Area Variances as any other method would limit space in the back and side yards.
3. The applicant does not believe the requested Area Variances to be substantial.
4. The applicant does not believe there will be any adverse effect to the neighborhood as the fence would not impede view of roadways of neighbors.
5. Yes, the need for Area Variances is self-created.

Chairman Wisnowski asked if there were any further comments or questions from the Board and there were none.

Chairman Wisnowski asked Commissioner Territo if he had any questions or comments and he had none.

Chairman Wisnowski asked if anyone in the audience had any questions or comments and there were none.

Chairman Wisnowski asked for those in favor of granting the Area Variances and those opposed to granting the Area Variances and there were none.

**MOTION** was made by Mr. Frantzis in Case #1955 to **approve** the Area Variances as requested with the condition it be in substantial compliance with Exhibit “A”. Motion was seconded by Mr. Porter.

Roll Call:	Chairman Wisnowski	- in favor	
	Deputy Chairperson Mason	- in favor	
	Mrs. Liebi	- in favor	
	Mr. Frantzis	- in favor	
	Mr. Porter	- in favor	<i>Unanimously Carried.</i>

**ZONING BOARD OF APPEALS – June 10, 2024**

**Town of Clay**

**Page 3 of 3**

There being no further business, Chairman Wisnowski adjourned the meeting at 6:04 P.M.

A handwritten signature in black ink, appearing to read 'Chelsea L. Clark', with a long horizontal flourish extending to the right.

Chelsea L. Clark, Secretary

Zoning Board of Appeals

Town of Clay