

APPROVED
ZONING BOARD OF APPEALS
MINUTES OF MEETING
July 8, 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 July 8, 2024. Deputy Chairperson Mason called the meeting to order at 6:00 P.M. and upon the roll being called the following were:

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| PRESENT: | Vivian Mason | Deputy Chairperson |
| | Karen Liebi | Member |
| | David Porter | Member |

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| ABSENT: | Edward Wisnowski, Jr | Chairman |
| | Ryan Frantzis | Member |

OTHERS

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

All present participated in the Pledge of Allegiance.

MOTION made by Mrs. Liebi Mason that the Minutes of the meeting of June 10, 2024, be accepted as submitted. Motion was seconded by Mr. Porter. *Unanimously carried.*

MOTION made by Deputy Chairperson Mason 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 #1956 – Richard Metz, 4907 Joyce Place, Tax Map #088.-13-11.0.:

The applicant is requesting an Area Variance pursuant to Section 230-13 E.(4)(b)[1] – Front Yard Minimum – for a reduction in the front yard setback from 25 feet to 20 feet on the Majestic Drive side. Corner lots have two front yards. This is to allow for construction of an addition. 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 was present.

Deputy Chairperson Mason asked the applicant to explain his request for an Area Variance.

Mr. Metz stated he is looking to build an addition on the corner of his lot.

Deputy Chairperson Mason asked Mr. Metz to address the standards of proof.

Mr. Metz addressed the Standards of Proof:

1. The applicant does not believe the requested Area Variance will create an undesirable change to the character of the neighborhood as he would be adding a new addition to the current structure.
2. The applicant does not believe there is any feasible method other than the requested Area Variance.
3. The applicant does not believe the requested Area Variance to be substantial.
4. The applicant does not believe there will be any adverse effect to the neighborhood as the addition would blend in with the current structure.
5. Yes, the need for an Area Variance is self-created.

Deputy Chairperson Mason asked if there were any further comments or questions from the Board.

Mrs. Liebi asked if the addition was a deck or a room.

Mr. Metz stated the addition is a room and the existing deck will be removed.

Deputy Chairperson Mason asked Commissioner Territo if he had any questions or comments and he had none.

Deputy Chairperson Mason asked if anyone in the audience had any questions or comments and there were none.

Deputy Chairperson Mason 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. Porter in Case #1956 to **approve** the Area Variance as requested with the condition it be in substantial compliance with Exhibit “A”. Motion was seconded by Mrs. Liebi.

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

There being no further business, Deputy Chairperson Mason adjourned the meeting at 6:03 P.M.



Chelsea L. Clark, Secretary
Zoning Board of Appeals
Town of Clay