

TOWN OF CLAY
ZONING BOARD OF APPEALS AGENDA

The next regular meeting of the Town of Clay Zoning Board of Appeals will be held on **December 10, 2018 at 7:30 PM** in the Clay Town Hall Located at 4401 New York State Route 31, Clay, New York

- A. PRE-AGENDA MEETING – *Jury Room* - 7:00 PM
- B. CALL THE MEETING TO ORDER - 7:30 PM
- C. MINUTES OF THE PREVIOUS MEETING
- D. 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 CASE.

FOR THE PURPOSE OF THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW (SEQR), ALL NEW ACTIONS TONIGHT WILL BE DETERMINED TO BE UNLISTED ACTIONS, AND WILL BE GIVEN A NEGATIVE DECLARATION, UNLESS OTHERWISE ADVISED BY OUR ATTORNEY.

E. OLD BUSINESS:

Case: #1730
Zone: **HC-1**
Tax #: **108.-02-05.1**

Applicant: **Frank H. Mancuso (Loretto/Buckley Landing)**
Location: **7430 Buckley Road**
Relief Sought: Area Variances for a reduction in the side yard setback from 50 feet to 18 feet and a reduction from the required 170 parking spaces to 28 (30 currently exists), to allow for sufficient space for a utility shed, without building in a flood plain.

Per Town Ordinance Section: **230-21 E.** and **230-16 B.(4)(b)[2]**

OCPB Report	SEQR Type <u>Unlisted</u>	Board Action
Required (N)	Negative <u>X</u>	Granted _____
Date Sent _____	Positive _____	Denied _____
Received ()	Hearing Closed _____	Conditions(Y/N)
Notes: _____		

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F. NEW BUSINESS:

Case: #1732	Applicant: Scott Becker
Zone: R-7.5	Location: 4235 Blue Beach Lane
Tax #: 056.-11-12.0	Relief Sought: Area Variances to reduce the minimum setback from a property line from 3 feet to 2.5 feet and to reduce the minimum setback of 3 feet from a principal building to 1.5 feet for construction of a shed.

Per Town Ordinance Section: **230-20 A.(1)(e)[1]**

OCPB Report	SEQR Type <u>Unlisted</u>	Board Action
Required (N)	Negative <u>X</u>	Granted <u> </u>
Date Sent <u> </u>	Positive <u> </u>	Denied <u> </u>
Received ()	Hearing Closed <u> </u>	Conditions(Y/N)
Notes: <u> </u>		

Case: #1733	Applicant: Mike Cohen/Anchor Sign (WellNOW Urgent Care)
Zone: RC-1	Location: 3840 NYS Route 31
Tax #: 053.-01-19.1	Relief Sought: Area Variances for an increase in the allowable number of wall signs from 2 to 4; an increase in the allowable square footage of "Sign A" from 0 square feet to 113.16 square feet; and an increase in the allowable square footage of "Sign D" from 0 square feet to 42.33 square feet, to allow for: 4 wall signs.

Per Town Ordinance Section: **230-22 C.(1)**

OCPB Report	SEQR Type <u>Unlisted</u>	Board Action
Required (N)	Negative <u>X</u>	Granted <u> </u>
Date Sent <u> </u>	Positive <u> </u>	Denied <u> </u>
Received ()	Hearing Closed <u> </u>	Conditions(Y/N)
Notes: <u> </u>		

G. OTHER BUSINESS

H. ADJOURN THE MEETING