

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 **June 10, 2019 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 TYPE II ACTIONS, AND WILL BE GIVEN A NEGATIVE DECLARATION, UNLESS OTHERWISE ADVISED BY OUR ATTORNEY.

E. OLD BUSINESS:

NONE

F. NEW BUSINESS:

Case: #1750
Zone: RC-1
Tax #: 053.-01-19.1

Applicant: **North End Commons/Devin DelPos**

Location: **3820-3848 Route 31**

Relief Sought: Area Variance for a reduction in the number of parking spaces from the required 282 spaces to 261 spaces. This is to allow for revision of a previously approved retail use to restaurant use, which requires additional parking.

Per Town Ordinance Number: Section **Section 230-21 E.**

OCPB Report
Required (N)
Date Sent _____
Received ()

SEQR Type II _____
Negative X
Positive _____
Hearing Closed _____

Board Action _____
Granted _____
Denied _____
Conditions(Y/N)

Case: #1751
Zone: R-7.5
Tax #: 089.-02-19.0

Applicant: **Michael R. Cardinale**
Location: **4961 Marsh Pointe**
Relief Sought: Area Variances for a reduction in the front yard setback from 25 feet to 1 foot and for an increase in the height of a fence from 2½ feet to 5 feet in a front yard. This is to allow for construction of a fence.

Per Town Ordinance Number: **Section 230-13 E.(4)(b)[1] and 230-20 B.(2)(b)**

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

Case: #1752
Zone: R-7.5
Tax #: 088.-20-01.0

Applicant: **Julie Leechalad**
Location: **5000 Alexis Drive**
Relief Sought: Area Variance for a reduction in the front yard setback from 25 feet to 10 feet to allow for repair of fence, shed and deck.

Per Town Ordinance Number: **Section 230-13 E.(4)(b)[1]**

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

Case: #1753
Zone: R--10
Tax #: 074.-16-07.0

Applicant: **John E. Reymond**
Location: **5161 Lyle Drive**
Relief Sought: Area Variances for a reduction in the front yard setback from 25 feet to 20 feet and for an increase in the height of a fence from the allowed 2 1/2 feet to 6 feet (a corner lot has two front yards). This is to allow vinyl privacy fencing.

Per Town Ordinance Number: **Section 230-13 D.(4)(b)[1] and 230-20 B.(2)(b)**

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

G. OTHER BUSINESS

H. ADJOURN THE MEETING