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 **October 12, 2020 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 JUNE 8, 2020

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, AND WILL BE GIVEN A NEGATIVE DECLARATION, UNLESS OTHERWISE ADVISED BY OUR ATTORNEY.

E. OLD BUSINESS:

Case: **#1783**
Zone: HC-1
Tax #**: 059.-01-13.1**

Applicant: **Benjamin Kaye/Superior Self Storage**
Location: **4356 State Route 31**
Relief Sought: **Area Variance** (regarding required parking) to allow for 10 parking spaces instead of 16. Because a portion of the site is now being used for retail (1,000 square feet).

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

OCPB Report	SEQR Type __Type II_____	Board Action _____
Required (Y)	Negative _____X_____	Granted_____
Date Sent__5/29/2020_	Positive _____	Denied_____
Received ( )	Hearing Closed _____	Conditions(Y/N)

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Case: **#1801**
Zone: RA-100
Tax #: 012.-01-12.0

Applicant: Mary Cooper
Location: 3462 Horseshoe Island Road
Relief Sought: **Area Variances** for a reduction in the front yard setback from 75 feet to 8 feet, and for an increase in the height of a fence in a front yard from the allowed 2 1/2 feet to 3 1/2 feet. This is to allow for an existing fence.

Per Town Ordinance Number: **Section 230-13 A.(4) and 230-20 B.(2)(b)**

OCPB Report	SEQR Type __Type II_____	Board Action _____
Required (N)	Negative _____	Granted_____
Date Sent_____	Positive _____	Denied_____
Received ( )	Hearing Closed _____	Conditions(Y/N)

F. NEW BUSINESS:

Case: **#1807**
Zone: **R-7.5**
Tax #: **078.-06-23.0**

Applicant: **Jason Roberts**
Location: **5405 Amalfi Drive**
Relief Sought: **Area Variance** for a reduction in the side yard setback from 10 feet to 6 feet (the definition of a three-sided lot requires a 10-foot side yard setback) to allow for an above ground pool.

Per Town Ordinance Number: **Section 230-11 C.**

OCPB Report	SEQR Type __Type II_____	Board Action _____
Required ( )	Negative _____X_____	Granted_____
Date Sent_____	Positive _____	Denied_____
Received ( )	Hearing Closed _____	Conditions(Y/N)

Case: **#1808**
Zone: RC-1
Tax #: **021.-01-16.1**

Applicant: **Joel Proegler/Sola Salon Studios**
Location: **3837-3853 State Route 31 (3845)**
Relief Sought: **Area Variance** to increase the square footage of a sign from the allowed 62.2 square feet to 81.27 square feet to allow for better business recognition in the plaza, sized for general appearance for the facade with respect to the neighboring business/plaza.

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

OCPB Report	SEQR Type __Type II_____	Board Action _____
Required ( )	Negative _____X_____	Granted_____
Date Sent_____	Positive _____	Denied_____
Received ( )	Hearing Closed _____	Conditions(Y/N)

Case: **#1809**
Zone: **R-10**
Tax #:**107.-07-01.0**

Applicant: **Jeanette Scott**
Location: **7402 Jessica Drive**
Relief Sought: **Area Variance** for a reduction in the side yard setback from 10 feet to 8 feet (the definition of a three-sided lot requires a 10-foot side yard setback) to allow for an existing pool.

Per Town Ordinance Number: **Section 230-11 C.**

OCPB Report	SEQR Type __Type II_____	Board Action _____
Required ( )	Negative _____X_____	Granted_____
Date Sent_____	Positive _____	Denied_____
Received ( )	Hearing Closed _____	Conditions(Y/N)

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Case: **#1810**
Zone: **R-10**
Tax #:**074.-12-27.0**

Applicant: **George & Teresa Clonan**
Location: **8284 Justin Drive**
Relief Sought: **Area Variance** for a reduction in the front yard setback from 25 feet to 17 feet (corner lots have two front yards) to allow for a third garage stall.

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

OCPB Report	SEQR Type __Type II_____	Board Action _____
Required ( )	Negative _____X_____	Granted_____
Date Sent_____	Positive _____	Denied_____
Received ( )	Hearing Closed _____	Conditions(Y/N)

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G. OTHER BUSINESS

H. ADJOURN THE MEETING