

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 **February 11, 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 UNLISTED ACTIONS, AND WILL BE GIVEN A NEGATIVE DECLARATION, UNLESS OTHERWISE ADVISED BY OUR ATTORNEY.

E. **OLD BUSINESS:** None

F. **NEW BUSINESS:**

Case: #1736	Applicant: McDonald's USA, LLC
Zone: LuC-2	Location: 3806 Brewerton Road
Tax #: #118.-01-12.1	Relief Sought: Area Variances for an increase in the allowable number of wall signs from 2 to 4 (with a total area of 75 square feet); an increase in the allowable square footage of "Sign #3" from 0 square feet to 14 square feet; and an increase in the allowable square footage of "Sign #4" from 0 square feet to 14 square feet, to allow for 4 wall signs.

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

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)

Case: #1737 Applicant: **Bryant & Stratton College, Inc.**
Zone: **RC-1** Location: **7885 Oswego Road**
Tax #: **085.-01-02.5** Relief Sought: Area Variance for a reduction in the number of
required parking spaces from 127 to 76 parking spaces to allow for
reduced parking.

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

OCPB Report	SEQR Type <u>Unlisted</u>	Board Action
Required (<i>Y</i>)	Negative <u>X</u>	Granted _____
Date Sent <u>1/15/2019</u>	Positive _____	Denied _____
Received ()	Hearing Closed _____	Conditions(Y/N)

Case: #1738 Applicant: **Colin McConnell**
Zone: **RA-100** Location: **7884 Morgan Road**
Tax #: **082.-01-32.0** Relief Sought: Area Variance for a reduction in the side yard setback
from 25 feet to 5 feet, to allow for installation of an 8.97 kw ground
mounted solar array.

Per Town Ordinance Number: Section **230-13 A.(4)**

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

Case: #1739 Applicant: **Jody Vecchiarelli-McDougall**
Zone: **R-10** Location: **5753 Boulia Drive**
Tax #: **077.-13-39.0** Relief Sought: Area Variances for a reduction in the front yard
setback from 25 feet to 15 feet and for a reduction in the side yard
setback from 11.5 feet to 6.5 feet to allow for a shed and a fence.

Per Town Ordinance Number: Sections **230-13 D.(4)(c)[1] and 230-13 D.(4)(c)[2]**

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

Case: #1740 Applicant: Sonbyrne Sales, Inc./Christian Brumelle
Zone: LuC-1 Location: 4739 Buckley Road
Tax #: 088.-01-17.2 Relief Sought: Area Variances for one additional wall sign of 49
square feet when 0 feet allowed and three additional canopy signs of
28 square feet when 0 feet allowed.

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

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)

G. OTHER BUSINESS

H. ADJOURN THE MEETING