
Zoning Board of Appeals

Agenda

The Regular Meeting of the Town of Clay Zoning Board of Appeals will be held on December 8, 2025, at 6 PM in the Clay Town Hall located at 4401 State Route 31, Clay, New York.

A. Pre-Agenda Meeting: Jury Room - 5:30 PM.

B. Call the Meeting to Order - 6 PM.

C. Pledge of Allegiance.

D. Motion approving the Minutes of the previous meeting as written.

i. November 10th.

E. 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 or her case.

MOTION 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.

F. Old Business.

i. None.

G. New Business.

- i. The Zoning Board of Appeals (ZBA), at its October 13th meeting, heard Cases #1988 and #1989 requesting deviations from the Town of Clay Zoning Ordinance to facilitate development of the Micron Semiconductor Manufacturing campus at the White Pine Commerce Park. The requested deviations included: (1) §230-17 D.(4)(b)[1][a] – Front Yard Minimum; (2) §230-20 B.(2)(b) – Fences; (3) §230-19 A.(4)(b)[1] – Highway Overlay Zone District Requirements; and (4) §230-21 E. – Required Parking and Loading Spaces.

The Board granted the variances on two separate motions, each approved by a vote of five to zero. At the time of the Board's action, the Onondaga County Industrial Development Agency (OCIDA) had not yet approved Micron's Final Environmental Impact Statement (FEIS). OCIDA subsequently approved the FEIS on November 18th. With the FEIS now approved, the ZBA must affirm its October 13th decisions to grant the requested variances. Staff notes that the applicant has not altered the requests.

H. Forthcoming Cases.

- i. Deviations from the Zoning Code standards relating to the minimum number of parking spaces and front yard setback to allow for the construction of a pavilion at 5366 Caughdenoy Road.

I. Adjournment.

It is the responsibility of any applicant whose matter has been adjourned to submit all revised materials by the established filing deadline for the meeting at which they wish to be heard. Please refer to the Zoning Board of Appeals Calendar. Failure to meet this deadline may result in further adjournment. Please contact the Planning Department for assistance with filing schedules and how to submit revised materials.