

**DRAFT**  
**ZONING BOARD OF APPEALS**  
**MINUTES OF MEETING**  
**March 9, 2026**

The Regular Meeting of the Zoning Board of Appeals of the Town of Clay, County of Onondaga, State of New York, was held at the Clay Town Hall, 4401 New York State Route 31, Clay, New York on March 9, 2026. Chairperson Mason called the meeting to order at 6:00 P.M. and upon the roll being called the following were:

PRESENT:	Vivian Mason	Chairperson
	Karen Liebi	Deputy Chairperson
	Ryan Frantzis	Member
	David Porter	Member
	Mary Lou DesRosier	Member

ABSENT: None

**OTHERS**

PRESENT:	Robert Germain	Attorney
	Chelsea Clark	Zoning Board Secretary
	Michael Becker	Alternate Member
	Brian Bender	Planning & Development Commissioner

All present participated in the Pledge of Allegiance.

**MOTION** made by Chairperson Mason that the Minutes of the meeting of January 12, 2026 & February 9, 2026, be accepted as submitted. Motion was seconded by Mr. Frantzis. *Unanimously carried.*

**MOTION** made by Chairperson Mason for the purpose of the New York State Environmental Quality Review (SEQR) all new actions tonight will be determined to be a Type II, and will be given a negative declaration, unless otherwise advised by our attorney. Motion was seconded by Mrs. Liebi. *Unanimously carried.*

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Case #1998 – Michael J. Taylor, 8111 Maple Road, Tax Map #076.-01-02.0.:**

The applicant is seeking Area Variances pursuant to Section 230-13 A.(4) – Lot and Structure Dimensional Requirements, for a reduction in the front yard setback from 75 feet to 72 feet; and for a reduction in the side yard setback from 25 feet to 17 feet to allow construction of a new 12 x 24-foot addition to the northwest side of the existing residence.

The proof of publication was read by the secretary.

The applicant was present.

Chairperson Mason asked the applicant to explain his request for Area Variances.

Mr. Taylor stated that when he came in to apply for the addition, he was informed that the front yard was not in compliance, he is looking to bring the front yard into compliance and in addition, request a side yard set back to allow for construction of a 12 by 24-foot addition. Mr. Taylor stated there are two adults who work from home and two children living in the 3-bedroom ranch. Mr. Taylor is looking to build an addition to allow for home office space and add value to the property.

Chairperson Mason asked the applicant to address the Standards of Proof.

Mr. Taylor addressed the Standards of Proof:

1. The applicant does not believe the requested Area Variances will create an undesirable change to the character of the neighborhood but would add value to the property.
2. The applicant does not believe there are other feasible methods other than the requested Area Variances due to the existing patio and septic system location.
3. The applicant does not believe the requested Area Variance for the front of the lot to be substantial.
4. The applicant does not believe there will be any adverse effect to the neighborhood as it is a simple addition.
5. Yes, the need for the side yard Area Variance is self-created. The need for the front yard Area Variance is not self-created, as the home was not in compliance when purchased by the applicant.

Chairperson Mason asked if there were any further comments or questions from the Board and there were none.

Chairperson Mason asked Planning Commissioner Bender if he had any questions or comments.

Commissioner Bender noted that there were no letters or concerns from neighbors, and the application did not require input from the Onondaga County Planning Board. He added that if approved, the applicant would need a building permit.

Chairperson Mason asked if anyone in the audience had any questions or comments and there were none.

Chairperson Mason asked for those who would like to speak in favor of granting the Area Variances and there were none.

Chairperson Mason asked for those who would like to speak against granting the Area Variances and there were none.

The hearing was closed.

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**MOTION** was made by Mr. Frantzis in Case #1998 to **approve** the Area Variances as requested with the condition they be in substantial compliance with Exhibit “A”. Motion was seconded by Mr. Porter.

Roll Call:	Ms. DesRosiers	- in favor	
	Mr. Porter	- in favor	
	Mr. Frantzis	- in favor	
	Deputy Chairperson Liebi	- in favor	
	Chairperson Mason	- in favor	<i>Unanimously Carried.</i>

There being no further business, Chairperson Mason adjourned the meeting at 6:09 P.M.

Chelsea Clark, Secretary  
Zoning Board of Appeals  
Town of Clay