APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
July 18, 2011

Board Members present: Les Drake, David Storandt, Harold Carpenter, Chairman Jim Kenney, Dale Maclaughlin, Alternate Don Bell

Others present: Zoning Enforcement Officer Henry LaClair, Code Enforcement Officer Richard Ingerson, Recording Clerk Susan Kenney

Townspeople present: Ronald Priestly, Steve Nuber, Susan Nuber, Bob Golden, Mrs. Golden

At 7:02 Chairman Jim Kenney opened the meeting of the Joint Town and Village Zoning Board of Appeals.

Minutes from the June 20, 2011, meeting were reviewed. Corrections were made to clear up some confusion. **MOTION** made by Dale Maclaughlin, 2nd by Harold Carpenter, to accept the minutes with amendments. Motion passed.

7:07 --- Village --- Robert Golden, 129 Cantwell Terrace, Clayton, NY, Tax Map No. 20.48-2-12.16, in the General-Residential District. Request for a side yard variance.

Robert Golden did the presenting. He wishes to extend his house with a wrap-around deck to join with the existing deck, and that construction lacks 6 inches of meeting the total side yard footage required. He intends to put a 45-degree angle in the deck at that corner to come as close as possible to the required setback. The neighboring property on that side is very steep and rocky, with no likelihood of any building. There has been no previous setback established on that lot for decks.

At 7:14 **MOTION** by Les Drake, 2nd by Harold Carpenter, to declare this a Type II action. **MOTION** by Dave Storandt, 2nd by Dale Maclaughlin, to close the public hearing. Motion carried. Chairman Jim Kenney went through the finding of fact. At 7:22 **MOTION** made by Les Drake, 2nd by Harold Carpenter, to accept the application as presented.
Aye: Jim Kenney, Harold Carpenter, Les Drake, Dale Maclaughlin, David Storandt
Nay: None Abstain: None Absent: None

7:25 --- Village --- Steven & Susan Nuber, 205 Cantwell Terrace, Clayton, NY, Tax Map 20.48-2-1.2, in the General-Residential District. Seeking setback approval for a porch.

Steven Nuber did the presenting. He intends to add a porch to the front of the house to extend the house. The Zoning Board of Appeals must set the setback for the property. Mr. Nuber is asking for a 25 ft. front yard setback.

At 7:28 **MOTION** made by Les Drake, 2nd by Dave Storandt, to declare this a Type II action. Motion carried. **MOTION** made by Dale Maclaughlin, 2nd by Harold Carpenter, to close the public hearing. Motion carried. Chairman Jim Kenney went through the finding of fact. At 7:33 **MOTION** made by Les Drake, 2nd by Dale Maclaughlin, to approve the application and establish the setback as requested.
Aye: Jim Kenney, Harold Carpenter, Les Drake, Dale Maclaughlin, David Storandt
Nay: None Abstain: None Absent: None

UNFINISHED BUSINESS

At 7:35 a letter from Slye & Burroughs, legal firm for Christopher Matthews, was read, requesting an extension of the adjournment of the hearing on his application for a subdivision. There is now a possibility of Mr. Matthews purchasing more land that would make the subdivided lots of standard size, and he is asking for a deferral until the sale either goes through or falls through. **MOTION** was made by Les Drake, 2nd by Dale Maclaughlin, to adjourn making a decision until the Zoning Board of Appeals's August meeting.
Aye: Jim Kenney, Harold Carpenter, Les Drake, Dale Maclaughlin, David Storandt
Nay: None Abstain: None Absent: None

At 7:46, **MOTION** to adjourn the meeting was made by Dale Maclaughlin, 2nd by Les Drake. Motion carried.