

**APPROVED  
TOWN/VILLAGE OF CLAYTON  
ZONING BOARD OF APPEALS  
MAY 18, 2009**

**Board Members present:** Jim Kenney, Les Drake, Darrel Hayes, Dave Storandt, Harold Carpenter, and Alternate Twyla Webb

**Others present:** ZEO Henry LaClair, Ass't ZEO / Code Enforcement Officer Richard Ingerson, Clerk Janet Sullins

**Townpeople present:** Stanley Parker, Scott Ketterer, Don Wilsey, Steve Swan, Kathy Elliott, Mary Blaackman, Arsene Blaackman, Ruth Anne Parker, Ken Rogers, Henry W. Parker, Mark W. Urquhart

At 7:05, Chairman Jim Kenney opened the meeting of the Joint Town and Village of Clayton Zoning Board of Appeals. Minutes from the April 20, 2009 meeting were reviewed. One suggested change was made for clarification. **MOTION** made by Board Member Dave Storandt, 2<sup>nd</sup> by Board Member Darrel Hayes to approve the minutes as amended.

Aye: Jim Kenney, Harold Carpenter, Dave Storandt, Les Drake, Darrel Hayes  
Nay: None                      Absent: None                      Abstain: None

ZEO Henry LaClair gave Chairman Kenney the Village of Clayton Code Book amendments, and passed out information for an upcoming Land Use Workshop. He also gave the board members a copy of the new Village Zoning Map.

**Town --- Bruce Cerow and Michelle Hayes Cohen, 12961 Brown Road, Grindstone Island, Tax Map No. 12.17-1-45.2, in the Marine Residential District. Set Public Hearing for Area Variance to Erect a House with Porch on their Property.**

The Board reviewed the application and finds it acceptable. **MOTION** made by Board Member Les Drake, 2<sup>nd</sup> by Vice Chairman Harold Carpenter to set a Public Hearing for June 15, 2009 at 7:15 p.m. Motion carried.

**Village --- Scott A. Ketterer, 325 Rivershore Drive, Tax Map No. 20.48-1-19, in the Marine Development District. Public Hearing for Setback Approval to Site a House.**

At 7:15, Chairman Kenney opened the Public Hearing. Mr. Ketterer was present and informed the board that he has no further remarks about the application. However, he had made his measurements to the foundation, not to the eaves, and that change had to be made.





Board Member Drake said he had visited the site, and that the most offensive part blocking the view would be the landing with railing, he said that the deck was still too large, too close to the roadway and would hamper parking.

Chairman Kenney read into the record several letters from neighbors who could not be present, but who wished to voice their opposition to the proposed deck. Another concern was lack of entry /egress for emergency vehicles, particularly if there were a number of cars parked. There was quite a bit of discussion between the Board and Mr. Urquhart.

Although a remedy for the situation was attempted, at 9:00 Chairman Kenney asked for a motion to close the Public Hearing. **MOTION** made by Board Member Drake, 2<sup>nd</sup> by Vice Chairman Carpenter. Motion carried. He then asked for a motion to make this a Type II Action. **MOTION** made by Board Member Drake, 2<sup>nd</sup> by Vice Chairman Carpenter. Motion carried. Chairman Kenney then proceeded with the finding of facts. At 9:15, **MOTION** made by Board Member Storandt, 2<sup>nd</sup> by Vice Chairman Carpenter to deny the application. Motion carried unanimously.

Aye: Jim Kenney, Dave Storandt, Les Drake, Darrel Hayes, Harold Carpenter

Nay: None

Absent: None

Abstain: None

The zoning office will order the deck to be removed.

At 9:20, **MOTION** made by Board Member Storandt, 2<sup>nd</sup> by Vice Chairman Carpenter to adjourn this regular meeting of the Zoning Board of Appeals. Motion carried.

Respectfully submitted,

Janet Sullins  
Recording Clerk