

**APPROVED  
TOWN/VILLAGE OF CLAYTON  
ZONING BOARD OF APPEALS  
JUNE 14, 2010**

**Board Members present:** Jim Kenney, Dave Storandt, Harold Carpenter, Les Drake, Alternate Dale Maclaughlin

**Others present:** Clerk Janet Sullins

**Townspople present:** Christopher Weiss, Edwin R. Bazinet, Keith Lawrence, Susie O'Neill

At 7:03, Chairman James Kenney opened the special meeting of the Joint Town and Village of Clayton Zoning Board of Appeals. He asked Alternate Board Member Dale Maclaughlin to sit in for Board Member Darrel Hayes, who was not feeling well. Minutes from the May 17, 2010 meeting were reviewed. **MOTION** made by Board Member Les Drake, 2<sup>nd</sup> by Vice-Chairman Harold Carpenter to approve the minutes as written. Motion carried.

**Village --- Susan K. O'Neill, 522 Webb Street, Tax Map No. 20.47-2-30, in the Neighborhood-Residential District. Public Hearing to Replace Private Garage.**

At 7:10, Chairman Kenney opened the Public Hearing. Ms. O'Neill came forth and told the board that the plan was to replace the existing structure as it is not only an eyesore, but with a small child as a neighbor, she was concerned it was unsafe and would be a liability should the child be old enough to investigate. A part of the structure has already been removed. The floor being earthen and the roof leaky, the door doesn't close properly. It is never dry enough inside, making it unfit for storage. She also explained the drainage pattern she installed and the plan to incorporate it into the system around the new slab, which would be farther back from the property line than the existing garage.

With no letters received nor anyone present against the application, at 7:15 Chairman Kenney asked for a motion to declare this a Type II Action. **MOTION** made by Board Member Drake, 2<sup>nd</sup> by Vice-Chairman Carpenter. Motion carried. **MOTION** made by Board Member Drake, 2<sup>nd</sup> by Board Member Maclaughlin to close the Public Hearing. Motion carried. He then proceeded with the finding of facts. At 7:28, **MOTION** made by Board Member Drake, 2<sup>nd</sup> by Board Member Maclaughlin to approve the application.

Aye: Jim Kenney, Les Drake, Dave Storandt, Harold Carpenter, Dale Maclaughlin

Nay: None

Absent: Darrel Hayes

Abstain: None

The Board affixed their signatures.

**Town --- Edwin Bazinet, County Route 181, Tax Map No. 31.00-2-24, in the Agricultural Rural-Residential District. Public Hearing to Erect a Garage.**



four by four feet is what is allowed, and that the contractor should know that. If this were a pre-construction application, they would deny it unless it was amended to be so. Mr. Weiss was reluctant to agree to this.

At 8:17, Chairman Kenney asked for a motion to declare this a Type II Action. **MOTION** made by Board Member Maclaughlin., 2<sup>nd</sup> by Board Member Storandt. Motion carried. **MOTION** made by Vice-Chairman Carpenter, 2<sup>nd</sup> by Board Member Maclaughlin, to close the Public Hearing. Motion carried. He then proceeded with the finding of facts.

At 8:25, **MOTION** made by Board Member Storandt to deny the application for a 55-foot variance to retain the platform erected too close to the property line than is allowed. 2<sup>nd</sup> by Board Member Drake.

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

Mr. Weiss may reapply with a more reasonable set of measurements or else remove part of the landing.

With no other business arising, at 8:35, **MOTION** made by Board Member Storandt, 2<sup>nd</sup> by Board Member Drake to adjourn this special meeting of the Zoning Board of Appeals. Motion carried.

Respectfully submitted,

Janet M. Sullins  
Recording Clerk