

**APPROVED
TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
JUNE 16, 2008**

Board Members Present: Jim Kenney, Dave Storandt, Harold Carpenter, Les Drake

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

Townpeople Present: Richard Hess, Jim Brabant, Jan Brabant

At 7:05, Chairman Jim Kenney opened the meeting of the Joint Town and Village of Clayton Zoning Board of Appeals. Minutes from the May 19 meeting were reviewed, and one mistake was found to need correction, eliminating Peter Brabant as being a voting alternate member at the meeting. **MOTION** made by Vice-Chairman Harold Carpenter, 2nd by Board Member Dave Storandt to accept the minutes as corrected.

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

Nay: None

Absent: Darryl Hayes

Abstain: None

Other business: ZEO LaClair distributed page inserts of the Town Ordinances, with new Amendment 30 replacing the old Amendment 29.

Town --- Richard Hess, 16995 Blanchard Lane W, Tax Map No. 12.20-1-47.2, in the Marine-Residential District. Public Hearing for an area variance to site a storage building closer to the property line than is allowed in the zoning ordinances.

At 7:15, Chairman Kenney opened the Public Hearing. Robert Hess explained that he wanted to build a shed, but that due to the lot size he can only build in one area, thus the need for the variance. In consideration of the overall topography and appearance of the surroundings, he would keep it low so as to give the impression of having a fence along one side. Board Member Les Drake noticed a discrepancy in figuring the variance needed, and suggested that, if allowing for fifteen feet on both sides, that the shed could be no larger than the remaining size of the area in question. As there were no other letters or persons present to voice an objection, Chairman Kenney closed the Public Hearing at 7:20. He then asked for a motion to find facts for a TYPE II action. **MOTION** made by Board Member Drake, 2nd by Vice-Chairman Carpenter. Motion carried. Chairman Kenney then proceeded with the finding of facts.

At 7:30, **MOTION** made by Board Member Storandt, 2nd by Vice Chairman Carpenter to approve the variances with the aforementioned condition.

Aye: Jim Kenney, Dave Storandt, Les Drake, Harold Carpenter.

Nay: None

Absent: Darryl Hayes

Abstain: None

The Board affixed their signatures while Chairman Kenney recorded the decision.

Village --- Jan and Maureen Brabant, 1011 State Street, Tax Map Nos. 20.62-1-14.232 & 14.21 in the Marine Development District. Public Hearing for variances to site an existing storage structure in a new location, erect a pole barn for storage, and enclose an existing structure.

At 7:35, Chairman Kenney opened the Public Hearing. Mr. Brabant explained that he wanted to make more efficient use of the property for his business to run more smoothly. He wants to move his equipment storage closer to the kayak ramp, put a roof over his existing kayak rack, and build a pole barn next to the shop to house more kayaks and equipment. This sounded feasible to the Board, but Jim Brabant came forth and said that moving the one shed would be impinge on some deeded parking area that river guides and customers use. Discussion took place about a pipe on the ground that Jim Brabant said has bolts that could damage tires, but that Jan Brabant said delineates the parking area (also that there are no damaging bolts.) Jim Brabant said that the area is deeded for parking and that the way Jan Brabant plans to site the new structure may make it difficult for trucks and trailers to maneuver. The Board decided that perhaps it should table the meeting until Jan Brabant could come back with specific measurements of the area and the structures' dimensions, relative to the deeded parking area. Both Mssrs. Brabant were in agreement with this.

MOTION made at 7:50 by Vice-Chairman Carpenter, 2nd by Chairman Kenney to adjourn the Public Hearing until July 15, 2008 at 7:15 p.m.

As there was no other business to discuss, **MOTION** made at 7:55 by Board Member Drake, 2nd by Chairman Kenney to adjourn the meeting.

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

Respectfully submitted,

Janet Sullins
Recording Clerk