

**APPROVED
TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
SEPTEMBER 15, 2008**

Board Members present: Harold Carpenter, Les Drake, Darrel Hayes, Dave Storandt

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

Townpeople present: Tracey Mascaro, Connie Mascaro, Katie Mascaro, Russ Vroman, Warren Bellegarde, Mark Hummel

At 7:05, with Chairman Jim Kenney being absent, Vice-Chairman Harold Carpenter opened the meeting of the Joint Town and Village of Clayton Zoning Board of Appeals. Minutes from the August 18, 2008 meeting were reviewed. **MOTION** made by Board Member Dave Storandt, 2nd by Board Member Les Drake to approve the minutes as written.

Aye: Les Drake, Dave Storandt, Harold Carpenter

Nay: None

Absent: Jim Kenney

Abstain: Darrel Hayes (absent last month)

Village --- Douglas E. and Dianne J. Rogers, 625 Brooks Drive, Tax Map No. 20.63-1-5, in the Neighborhood-Residential District. Set Public Hearing for erecting an attached garage closer to the property line than is currently allowed

The Rogers' previously had a variance to erect a free-standing garage, but now would like to attach it to the house. The amount of variance requested is the same; the location of the structure is different. **MOTION** made by Board Member Storandt, 2nd by Board Member Les Drake to set a Public Hearing for October 20 at 7:15 or soon after. Motion carried.

New business: Discussion of Local Government Conference in Potsdam on October 14, 2008. Most members would like to attend pending calendar reviews.

Town --- Terrance and Kathy Sprague, 40502 Riverwood Estates Lane, Tax Map No. 20.07-2-5, in the Marine-Residential District. To extend their house closer to the property line than is currently allowed

ZEO Henry LaClair handed out a page with a modified drawing of what the Spragues would like, which would slightly alter the original variance amount that they are requesting. At 7:15, Vice-Chairman Carpenter opened the Public Hearing and invited Mark Hummel, agent for the Rogers', to speak for them. He said that they would like to add on a master bedroom and also fill in a portion of the existing bedroom. The additions would be on slabs, as the ground underneath the area is rock. With no letters against or

no persons present to object to the proposal, at 7:20 Vice-Chairman Carpenter closed the Public Hearing and asked for a motion to declare this a Type II action. **MOTION** made by Board Member Drake, 2nd by Board Member Darrel Hayes to declare such. Motion carried. Board Member Storandt then proceeded to finding of facts. At 7:25, **MOTION** made by Board Member Drake, 2nd by Board Member Hayes to approve the amended request, and the Board proceeded to affix their signatures.

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

Nay: None

Absent: Jim Kenney

Abstain: None

Town --- Tracey K. and Connie S. Mascaro, 42810 Murray Isle, Tax Map No. 12.11-1-63, in the Marine-Residential District. Extend house closer to property line than is currently allowed

At 7:30, Vice-Chairman Carpenter opened the Public Hearing. The Mascaros approached the Board and said that they would like to square off the existing smaller cottage with an addition, which would bring them too close to the existing lot line without a variance. Board Member Storandt read into the record a letter received from neighbors Sandra Kelley and John Sherman, who stated that they would be happy to allow the addition as the Mascaros have been good neighbors that have made other improvements to their property. With no letters against or others present to object, Vice-Chairman Carpenter closed the Public Hearing and asked for a motion to declare this a Type II action. **MOTION** made by Board Member Drake, 2nd by Board Member Storandt to declare such. Motion carried. Board Member Storandt then proceeded to finding of facts. At 7:30, **MOTION** made by Board Member Hayes, 2nd by Board Member Drake to approve the variance, and the Board proceeded to affix their signatures.

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

Nay: None

Absent: Jim Kenney

Abstain: None

At 7:40 **MOTION** made by Board Member Hayes, 2nd by Board Member Drake to adjourn this meeting of the Joint Zoning Board of Appeals. Motion carried.

Respectfully submitted,

Janet Sullins
Recording Clerk