

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
January 15, 2007

Board Members present: Les Drake, Dave Storandt, Peter Brabant, Darrel Hayes, Harold Carpenter (arrived at 7:20PM)

Others Present: ZEO Henry LaClair, Recorder Diane Clark

Townspople Present: Michael Aubertine, Anthony Beck, Daniel Murdie, Robert Meeks, Andrea Friedman (media)

Minutes were reviewed from December 18, 2006. **MOTION** was made by Dave Storandt, 2nd by Pete Brabant to accept the minutes as written.

Aye: Storandt, Brabant, Drake, Hayes

Nay: None

Abstain:

Absent: Clark, Kenney, Carpenter,

Other Business: ZEO LaClair handed out information on the Tug Hill Commission Conference to be held at Jefferson Community College on March 29, 2007. He asked that anyone interested in going should let either him know as soon as possible.

Village – Joseph Kehoe – Corner of Mercier Ave & Frontenac Blvd. (on Steele’s Point) Tax Map – 20.48-1-38.1 in the Marine Development District. Set a Public Hearing for setback approval to site a house.

The board reviewed the application. Finding the application complete, **MOTION** was made by Peter Brabant, 2nd by Darrel Hayes to set a Public Hearing date and time for February 19, 2007 at 7:00PM.

Aye: Storandt, Brabant, Hayes, Drake

Nay: None

Abstain: None

Absent: Clark, Kenney, Carpenter

7:15 PM –In the absence of the Chairman and Vice Chairman, Board member Les Drake opened the Public Meeting.

Village – Joseph Turcotte and Lynda Natali, 315 Merrick St. Tax Map # 20.38-2-46 in the Neighborhood-Residential District. Public Hearing for area variance to alter a non-conforming house. 15’7” x 36” rise, 5’ higher with new trusses, 17’ front yard, 8’7” S. Side yard.

Vice Chairman, Harold Carpenter arrived at 7:20PM

Agent Robert Meeks showed the board photos of the existing house and what will be removed and replaced. A portion of the rear of the house will be removed and a 9' deck will be in its place. Property abutter, Anthony Beck was present and stated that he is very much in favor of the renovations. The board reviewed the application. Being no further comments or questions and no letters submitted, **MOTION** was made by Les Drake, 2nd by Pete Brabant to close the Public Hearing at 7:25PM.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

MOTION was made by Dave Storandt, 2nd by Harold Carpenter to declare this a Type II Action under the SEQR law.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

The board completed their Finding of Facts and affixed their signatures.

MOTION was made by Les Drake, 2nd by Darrel Hayes to approve the application as submitted.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

7:35PM – Fred Matthews – 17104 Co. Rte 12, LaFargeville Tax Map # 52.00-1-19.21 in the Agricultural-Rural Residential District. Public Hearing for Area Variance to erect a wind test tower.

Agent Dan Murdie addressed the board. He stated the wind tower would be 160' tall and would probably be there for 2 years. The board reviewed the application. There were no questions from Townspeople or letters submitted. **MOTION** was made by Les Drake, 2nd by Pete Brabant to close the Public Hearing at 8:20PM

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

The board completed the SEQR short form. **MOTION** was made by Dave Storandt, 2nd by Harold Carpenter to declare this an Unlisted Type II Action under the SEQR law.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

Dave Storandt read Part II of the Impact Assessment questions for the board to answer. All questions were answered “no”. The board completed the finding of fact and affixed their signatures.

MOTION was made by Darrel Hayes, 2nd by Pete Brabant to approve the height variance as requested.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

8:00PM – Village – Sam & Peter Rivoli, Islander Marina 500 Theresa St. Tax Map # 20.46-2-1 in the Marine Development District. Setback approval to site additional suites.

Mike Aubertine, agent for the Rivoli’s was present for questions. The board reviewed the application. Board members Les Drake and Darrel Hayes stated they had attended the planning board meeting and any questions they had were answered there. Being no other comments or questions **MOTION** was made by Pete Brabant, 2nd by Les Drake to close the Public Hearing at 8:05PM.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

MOTION was made by Les Drake 2nd by Darrel Hayes to declare this a Type II action under the SEQR Law.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

The board completed the finding of facts and affixed their signatures. **MOTION** was made by Les Drake, 2nd by Pete Brabant to approve this application as submitted.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

8:20PM – Village – Sam & Peter Rivoli, Hotel St. Laurents 500 Theresa St. Tax Map # 20.46-2-3 & 4 in the Marine Development District. Public Hearing for area (height) variance to site Hotel St. Laurents that is taller than is allowed in the village law.

Board member Les Drake reviewed the findings of the planning board with the zoning board. Being no questions from the board or from townspeople and no letters submitted, **MOTION** was made by Pete Brabant, 2nd by Les Drake to closed the Public Hearing at 8:25PM

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

MOTION was made by Harold Carpenter 2nd by Dave Storandt to declare this a Type II action under the SEQR Law.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

The board completed the finding of facts and affixed their signatures. **MOTION** was made by Les Drake, 2nd by Pete Brabant to approve this application as submitted.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

8:30PM - Village – Sam & Peter Rivoli, Hotel St. Laurents 500 Theresa St. Tax Map # 20.46-2-3 & 4 in the Marine Development District. Public Hearing for setback approval to site for Hotel St. Laurents.

Agent Mike Aubertine asked that the following setbacks be granted: 1’-6” front yard, 9” south side yard, 24’ north side yard, 6’-10” rear yard. The board reviewed the application. The board stated they had previously reviewed this application. Being no further additional questions or comments, a **MOTION** was made by Pete Brabant, 2nd by Dave Storandt to close the Public Hearing at 8:40PM.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

MOTION was made by Les Drake, 2nd by Dave Storandt to declare this a Type II action under the SEQR Law.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

The board completed the finding of facts and affixed their signatures. **MOTION** was made by Les Drake, 2nd by Pete Brabant to approve this application as submitted.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

Being no further business to discuss, **MOTION** was made by Dave Storandt, 2nd by Les Drake to adjourn this Public Meeting at 8:50PM.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

The board went into executive session at 8:55PM. The topic was confidential at the request of the Village Board. The Zoning Board drafted a confidential response to the Village Board. Recorder, Diane Clark, will type the letter and send to the Village Board.

MOTION was made by Les Drake, 2nd by Harold Carpenter to close the executive session at 9:15PM.

Aye: Storandt, Brabant, Hayes, Carpenter, Drake
Nay: None Abstain: None Absent: Clark, Kenney

Respectfully submitted,

Diane Clark
Recorder