

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

Board members present: Les Drake, Harold Carpenter, Dave Storandt, Jim Kenney, Darrel Hayes, Pete Brabant

Others present: ZEO Henry LaClair, Assistant ZEO Steve Dorr, Recorder Diane Clark

Townspople: Herbert Peron, Alice Peron, Carol Wosyluk, Peter Wosyluk, Kathleen LaClair, Scott Clement, Wayne Mathews, Ron Mitchell, Susan Ivey, Sue Magee

Minutes were reviewed from September 17, 2007. Abbreviation correction was noted on Page 2. FFA corrected to FAA. **MOTION** was made by Harold Carpenter, 2nd by Les Drake to approve the amended minutes.

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

7:05PM – Town – Mr. & Mrs. Timothy Dennehy, 16387 Grenell Island, Tax Map # 12.11-2-33 in the Marine-Residential District. Set a Public Hearing for an area variance.

The board reviewed the application and determined it was complete. **MOTION** was made by Les Drake, 2nd by Harold Carpenter to set a Public Hearing date and time for November 19, 2007 at 7:15PM.

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

Other Business: ZEO LaClair asked if the board found the answer to his question at the workshop they attended about the rear and side lot lines when it involves a jog. The board indicated they didn't but suggested to ZEO LaClair that if he feels there is any question it should be presented at a Public Hearing.

ZEO LaClair asked if any board members planned to attend the Community Studies for land use planning workshop. Several board members indicated they would attend.

7:15PM – Town – Alice Peron – 41821 Lower Town Landing Rd. Tax Map # 12.00-1-39.21 in the Marine-Residential District. Public Hearing for area variance to subdivide property with new lot line closer to a structure than allowed in the ordinance.

Mr. & Mrs. Peron addressed the board and showed photos why they needed a six (6) ft. variance to subdivide the property. There were no letters or phone calls and no one present with any objections. Being no further questions from the board, **MOTION** was made by Chairman Kenney, 2nd by Les Drake to close the Public Hearing. Motion carried.

MOTION was made by Darrel Hayes, 2nd by Dave Storadt to declare this a Type II Action under the SEQR Law.

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

The board completed the finding of facts and affixed their signature. **MOTION** was made by Dave Storandt, 2nd by Pete Brabant to approve this application as presented.

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

7:30 – Town – Peter & Carol Wosyluk – 16675 Jackson Lane, Tax Map # 20.08-1-12 in the Marine-Residential District. Public Hearing for an area variance to erect a porch closer to the west side and front yard property lines than allowed in the ordinance.

Mr. Wosyluk addressed the board. Property abutter, Kathleen LaClair, asked for clarification if the roof overhang was the furthest extension that he measured from. Mr. Wosyluk indicated it was. Ms. LaClair asked Mr. Wosyluk if he would straighten the pin on the property line and trim the trees that are encroaching on her house. Mr. Wosyluk indicated he would do so. The board mentioned to Ms. LaClair that those issues were of no concern to the board. Ms. LaClair stated she wasn't opposed to the addition but would like the pin and trees taken care of. Being no phone calls or letters of opposition, **MOTION** made by Chairman Kenney, 2nd by Les Drake to close the Public Hearing. Motion carried.

MOTION was made by Darrel Hayes, 2nd by Pete Brabant to declare this a Type II Action under the SEQR Law.

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

The board completed the finding of facts and affixed their signature. **MOTION** was made by Pete Brabant, 2nd by Harold Carpenter to approve this application as presented.

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

8:00PM – Town – Frontenac Crystal Springs (Scott Clement) 37115 Co. Rt. 4, Tax Map # 30.00-2-45 in the Agricultural-Rural District. Public Hearing for area variance to extend a storage building closer to the west side yard property line than is allowed in the ordinance.

Scott Clement, owner of Frontenac Crystal Springs addressed the board. He indicated the 29ft. x 80ft. building would be used for storage only. It would be attached to an existing pole barn that is used for cold storage. He stated the reason he didn't want to put it on the other side of his property is because he plans to build a 120ft. x 120ft. warehouse there in the future. Being no further questions from the board, **MOTION** was made by Chairman Kenney, 2nd by Harold Carpenter to close the Public Hearing. Motion carried.

MOTION was made by Harold Carpenter, 2nd by Les Drake to declare this a Type II Action under the SEQR Law.

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

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

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

8:15PM – Town – Marlene Barrett – Rt. 12 (Roosevelt Tract) Tax Map # 20.07-2-26 in the Marine Residential District. Public Hearing for area variance to subdivide property with less area than allowed in the ordinance.

Wayne Mathew, agent for MS. Barrett reviewed the application with the board. There were no phone calls or letters concerning this application. **MOTION** was made by Darrel Hayes, 2nd by Les Drake to close the Public Hearing. Motion carried.

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

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

The board completed the finding of facts and affixed their signature. **MOTION** was made by Darrel Hayes, 2nd by Dave Storandt to approve this application as submitted.

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

8:35PM – Town – Jeffrey Oliveira 15629 Lyellton Drive, Tax Map # 20.11-1-29 in the Marine-Residential District. Public Hearing for area variance to replace an existing house with a new house closer to the side property lines than allowed in the ordinance.

Ron Mitchell, agent for Mr. Oliveira addressed the board. The board commended Mr. Mitchell on providing such a detailed description of the project with the application. There were no letters or phone calls regarding this application. **MOTION** made by Chairman Kenney, 2nd by Les Drake to close the Public Hearing. Motion carried.

Board member Les Drake stated he would have to abstain from the Motions because he is related to Mr. Mitchell.

MOTION was made by Darrel Hayes, 2nd by Dave Storandt to declare this a Type II Action under the SEQR Law.

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

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

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

MOTION was made by Les Drake, 2nd by Pete Brabant to declare this a Type II Action under the SEQR Law.

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

The board completed the finding of facts and affixed their signature. **MOTION** was made by Darrel Hayes, 2nd by Dave Storandt to approve this application as submitted.

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

Being no further business to discuss, **MOTION** was made by Dave Storandt, 2nd by Les Drake to adjourn this meeting at 8:45PM. Motion carried.

Respectfully submitted,

Diane Clark
Recording Clerk