

**APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
NOVEMBER 19, 2007**

Board members present: Les Drake, Dave Storandt, Jim Kenney, Darrel Hayes, Harold Carpenter (Arrived at 7:20pm)

Others present: ZEO Henry LaClair, Recorder Diane Clark

Townspople: Will Ramseier, James Shaw, Timothy Dennehy

Minutes were reviewed from October 15, 2007. **MOTION** was made by Dave Storandt, seconded by Les Drake to approve the minutes as written.

Aye: Storandt, Drake, Kenney, Hayes

Nay: None

Abstain: None

Absent: Carpenter, Brabant

Other Business: ZEO LaClair reminded the board of the JCC Workshop on Advanced SEQR, Wednesday, November 28, 2007 at 6:30PM.

7:05PM – Town – Mike & Gayla Heberling, Boomerang Island (Murray Island) Tax Map # 12.07-1-12 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 Darrel Hayes, seconded by Dave Storandt to set a Public Hearing date and time for December 17, 2007 at 7:15PM.

Aye: Storandt, Drake, Kenney, Hayes

Nay: None

Abstain: None

Absent: Carpenter, Brabant

7:15PM – Town -Timothy Dennehy, 16387 Grenell Island, Tax Map # 12.11-2-33 in the Marine-Residential District. Public Hearing for an area variance on a nonconforming lot to alter the house which is closer to the front property line than allowed in the ordinance.

Mr. Dennehy addressed the board. He stated he would like to put a 12'6" X 11'6" addition on the south west corner of his home. He will also be replacing the roof at the same time. The upstairs will be attic space. Chairman Kenney stated Michael & Jean Kimber, adjacent property owners to the Dennehy's, sent a letter stating they have no objections to the addition. **MOTION** was made by Darrel Hayes, seconded by Les Drake to close the Public Hearing at 7:25PM. **MOTION** carried.

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

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

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

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

7:40PM - Town - James Shaw, 17124 May Irwin Rd. Tax Map # 20.08-1-18.2 in the Marine Residential District. Public Hearing for an area variance to erect a garage closer to the front yard property line than allowed in the ordinance.

Mr. Shaw addressed the board. He stated he will need a 30' front yard variance. He said it would be too costly to put the garage anywhere else on the property because it would require purchasing several truck loads of fill. He would like to build a two stall garage with upstairs storage. He stated it would not be living space. He added there would still be enough room to park a car between the garage and the road.

Chairman Kenney stated there were no phone calls or letters regarding this application. **MOTION** made by Chairman Kenney, seconded by Les Drake to close the Public Hearing at 7:50. **MOTION** carried.

MOTION made by Harold Carpenter, seconded by Darrel Hayes to declare this a Type II Action under the SEQR Law.

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

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

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

Being no further business to discuss, **MOTION** was made by Dave Storandt, seconded by Les Drake to adjourn this meeting at 8:00PM. **MOTION** carried.

Respectfully submitted,

Diane Clark
Recording Clerk

