

**APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
JANUARY 21, 2008**

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

Others present: ZEO Henry LaClair, Recorder Diane Clark, Janet Sullins

Townspople: Lynne Spears, Gerald Spears, Doug Rogers, Irene MacGregor

Minutes were reviewed from December 17, 2007. **MOTION** was made by Dave Storandt, seconded by Les Drake to approve the minutes as written.

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

Other Business:

The board reviewed the Town/Village Planning Board By-Laws and discussed having similar By-Laws for the Zoning Board of Appeals. ZEO LaClair will check with the intermunicipal agreement for the number of representatives allowed on the board. The board will review the document and make changes at the next ZBA board meeting.

7:15PM – Town – Gerald Spears, 37949 Greenizen Rd. Tax Map # 20.18-2-16 in the Agricultural Rural Residential District. Public Hearing for area variance to site a garage closer to the property line than is allowed in the ordinance.

Mr. Spears was available for questions. After review of the application with Mr. Spears, the board determined that the garage is 15' not 17' from the north side yard property line making the north side variance 10' not 8' as the plan indicated. Neighbor Irene MacGregor was present and indicated she had no objections to the garage or the changed variance.

MOTION made by Chairman Kenney to close the Public Hearing. Motion carried.

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

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

The board completed the finding of facts and affixed their signature.

MOTION made by Dave Storandt, seconded by Les Drake to approve this application with the noted variance modifications.

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

Being no other business to discuss, **MOTION** made by Les Drake, seconded by Dave Storandt to close this meeting at 7:45PM. Motion carried.

Respectfully submitted,

Diane Clark
Recording Clerk