

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
April 18, 2011

Board Members present: Les Drake, David Storandt, Harold Carpenter, Dale Maclaughlin, Chairman Jim Kenney, Alternate Don Bell

Others present: Zoning Enforcement Officer Henry LaClair, Code Enforcement Officer Richard Ingerson, Recording Clerk Susan Kenney

Townpeople present: Michael Dekin, Peter Orvis, Robert Dekin, William Boggs, Daniel Corbett

At 7:00 PM Chairman Jim Kenney opened the meeting of the Joint Town and Village of Clayton Zoning Board of Appeals. Chairman Kenney introduced the new recording clerk Susan Kenney.

Minutes from the February 21, 2011 meeting were reviewed. There had been no meeting in the month of March. No corrections were requested. **MOTION** made by Harold Carpenter, 2nd by Dale MacLaughlin to approve the minutes. Motion carried.

7:02 – Town – Robert Dekin, 16028 Morris Tract Road, Tax Map No. 52.00-1-81.1, in the Agricultural-Rural Residential District. Request for Area Variance.

Mr. Robert Dekin did the presentation. He is requesting an area variance to extend a nonconforming mobile home with an addition closer to the rear property line than is allowed by the zoning ordinance. He intends on having eaves on the addition, but the measurements for these are included in the plot plan. Mr. LaClair reported that no letters of complaint had been received regarding this application. At 7:08 Les Drake made a **MOTION** for a Type II action, 2nd by Dale MacLaughlin. Motion carried. Les Drake further made a **MOTION** to close the public hearing, 2nd by Dale MacLaughlin. Motion carried. Chairman Jim Kenney went through the finding of fact. At 7:14, Les Drake made a **MOTION** to approve the application as presented, 2nd by Harold Carpenter. Aye: Jim Kenney, Harold Carpenter, Les Drake, Dale Maclaughlin, David Storandt. Nay: None Abstain: None Absent: None

7:16 --- Town --- William Boggs, 17299 County Route 12, Tax Map No. 42.00-2-28.1, in the Agricultural-Rural Residential District. Request for area variance.

Mr. William Boggs presented his application. His house is already nonconforming due to the size and shape of the lot, and he is applying to erect additions to the porch, residence, and the garage. His only neighbor is Fred Matthews, who has no objections to the proposed project. At 7:22, a **MOTION** was made by Dale MacLaughlin, 2nd by Harold

Carpenter, to declare this a Type II action. A **MOTION** was made by Dave Storandt, 2nd by Dale MacLaughlin, to close the public hearing. Chairman Jim Kenney went through the finding of fact. At 7:29, Dale MacLaughlin made a **MOTION**, 2nd by Harold Carpenter, to approve the application as presented.

Aye: Jim Kenney, Harold Carpenter, Les Drake, Dale MacLaughlin, David Storandt.

Nay: None

Abstain: None

Absent: None

7:32 --- Village --- Daniel Corbett, East Line Road, Tax Map No. part of 2057-1-1.31, in the Village. Request for setback approval to site a single family dwelling.

Mr. Daniel Corbett did the presenting. He is looking to purchase one of three possible lots on East Line Road, each about five acres. The lots have not yet been subdivided, so they don't have lot numbers yet. At the moment there are no neighbors, except for his brother across the road, so there are no complaints. At 7:41, a **MOTION** was made by Harold Carpenter, 2nd by Les Drake, to declare this a Type II action. A **MOTION** was made by Les Drake, 2nd by Dave Storandt, to close the public hearing. Chairman Jim Kenney went through the finding of fact. At 7:51, Dave Storandt made a **MOTION**, 2nd by Les Drake, to approve the application as presented.

Aye: Jim Kenney, Harold Carpenter, Les Drake, Dale MacLaughlin, David Storandt.

Nay: None

Abstain: None

Absent: None

7:56 --- opened public hearing for C. Weiss. He had requested that his hearing be scheduled for May, so at 7:56, Les Drake made a **MOTION** to adjourn the public hearing until May 16, 2nd by Dave Storandt.

7:59 --- **MOTION** made by Dave Storandt, 2nd by Harold Carpenter, to set a public hearing for Sheila Badour/River Vista Properties, LLC, for 7:00 p.m. or soon after, at the next Zoning Board of Appeals meeting on May 16.

8:06 --- **MOTION** made by Chairman Jim Kenney to adjourn the meeting, 2nd by Dale MacLaughlin. Motion carried.