

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**ZONING BOARD OF APPEALS**  
**June 30, 2014**

The special meeting of the Zoning Board of Appeals opened at 7 p.m. with the following **members present:** Chairman Jim Kenney, Dale Maclaughlin, Harold Carpenter, Les Drake, Alternate Ann Aubertine (sitting in for Don Bell). Absent: Don Bell.

**Also Present:** Kim Johnston, Clerk; Susan Kenney, Recording Clerk.

**Townspople Present:** Patrick Shanahan, Michael Shanahan, Frank DeLorio, Larry Aubertine.

No minutes of previous meetings were reviewed at this time.

**7:00 --- Town --- Frank DeLorio, 10659 Quebec Head Lane, Clayton, Tax Map # 19.18-1-4.2, in the Marine-Residential District. Request to erect a deck on cottage closer to property line than allowed by zoning ordinance.**

Patrick Shanahan did the presenting. This is a cottage set well back from the river, so the river setback is not an issue. The owner is hoping to make the deck bigger than originally asked for, adding 4 feet on both ends to amend the original request from 12'x16' to 12'x24'. This will not change the variance requested, since the variance is based on the building, not the deck; the cottage itself is nonconforming, but the deck falls within legal setbacks.

There were no calls or letters received concerning this application.

At 7:08 **MOTION** was made by Les Drake, 2<sup>nd</sup> by Dale Maclaughlin, to declare this a Type II action. Motion was carried. **MOTION** was made by Ann Aubertine (sitting in for Don Bell), 2<sup>nd</sup> by Dale Maclaughlin, to close the public hearing. Motion was carried.

Chairman Kenney did the finding of fact. At 7:16 **MOTION** was made by Dale Maclaughlin, 2<sup>nd</sup> by Les Drake, to approve the application with the changes in the dimension of the deck as requested by the applicant.

Aye: Kenney, Carpenter, Drake, Maclaughlin, Aubertine (sitting in for Bell)

Nay: none

Abstain: none

Absent: Bell

At 7:20 **MOTION** was made by Dale Maclaughlin, 2<sup>nd</sup> by Ann Aubertine (sitting in for Don Bell), to adjourn the special meeting. Motion was carried.

*Respectfully Submitted,*  
*Susan Kenney, Recording Clerk*