

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**ZONING BOARD OF APPEALS**  
**January 25<sup>th</sup>, 2016**

The meeting opened at 7:02 p.m. with the following **members present:** Chairman Jim Kenny, Dale MacLaughlin, Lori Arnot, and Ann Aubertine (sitting in for Harold Carpenter). **Absent:** Harold Carpenter

**Also Present:** Zoning Officer Richard Ingerson and Recording Clerk Amanda Shane.

**Townsppeople present:** Donna Patchen, Pat Patch, Brenda Patch, and Brenda Storandt.

At 7:03 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Ann Aubertine to approve the October 2015 meeting minutes as presented. Motion carried.

**7:04 PM—Town—Patrick E. Patch, 15807 County Route 3, Clayton, Tax Map #20.15-1-1-9, in the Agricultural-Residential district. Area variance application.**

Pat Patch requested a 14 foot side yard variance for an addition onto an existing structure. The purpose of the addition is for cold storage and to protect machinery from the elements. Several board members expressed concern that Patch has ample space on his property to build an addition that would not require a variance. Patch explained to the board that he has future plans to build a much larger structure in that location. Dale MacLaughlin expressed that having the addition will conceal materials and equipment making the property more aesthetically pleasing. Lori Arnot stated that it economically makes sense to use the existing structure. She agreed it would make the property look better and it preserves Patch's equipment. Patch explained to the Board that he hopes to add the other structure within the next 4-5 years. His goal is to get his equipment out of the sun which causes damage. The board members questioned the rear of the property but it was explained that there is too much drainage that goes through there so it is not suitable to build on.

Chairman Kenny read a letter from neighbor Donald Price. Price's letter expressed support for Patch's request.

At 7:25 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Ann Aubertine to declare a Type II Action. Motion carried. At 7:26 PM **MOTION** made by Ann Aubertine, 2<sup>nd</sup> by Dale MacLaughlin to close the public hearing. Motion carried. Chairman Kenney completed the Finding of Fact.

At 7:37 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Lori Arnot to approve the appeal as submitted. Motion carried.

**Aye: Kenney, MacLaughlin, Arnot, and Aubertine (sitting in for Carpenter)**

**Nay: none**

**Abstain: none**

**Absent: Carpenter**

The Board held a discussion regarding approving appeals. They discussed past applications and decisions made and how they can improve in the future.

At 7:50 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Ann Aubertine to adjourn the meeting. Motion carried.

*Respectfully Submitted,  
Amanda Shane, Recording Clerk*