

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
May 20, 2013

The meeting opened at 7:00 p.m. with the following **members present:** Chairman Jim Kenney, Vice Chairman Harold Carpenter, Les Drake, Don Bell, Alternate Patty LeConey, Alternate Ann Aubertine (sitting in for Dale Maclaughlin). Absent: Dale Maclaughlin.

Also Present: ZEO Henry LaClair, Recording Clerk Susan Kenney

Townspople Present: Jake Tibble, Brandon Hollis

The minutes for the April 15, 2013 meeting were reviewed. No corrections were made.

MOTION was made by Harold Carpenter, 2nd by Ann Aubertine (acting for Dale Maclaughlin), to accept the minutes as presented. Motion was carried, with one abstention by Les Drake, who was absent at that meeting.

7:02 --- Village --- Thousand Island Land Trust, 135 John St., Clayton, Tax Map # 20.38-1-21, in the Riverwalk B District. Seeking variance to erect signage that is larger than allowed by local zoning ordinance.

Before Mr. Jake Tibble from the Thousand Island Land Trust (TILT) did the intended presenting, a question was raised as to whether this property was in an historic district within the village. The answer was yes, although the building itself is not on the historic registry. A further question was raised as to whether signage was covered at all in the Local Waterfront Revitalization Program (LWRP). The LWRP has very specific criteria that must be met; if these criteria are not met, there might be future consequences for the village when applying for state and federal grants and programs. No one on the Board was familiar enough with the LWRP to be able to answer that question.

In the course of the discussion, it was brought out that if signage is covered under the LWRP, TILT may need to do a waterfront assessment. Also, if it is determined that the LWRP will affect variances on waterfront properties, then at least one of the Board members will need to become familiarized with the LWRP to determine that applications meet the criteria.

In response to a specific question, Mr. Tibble asserted that TILT is not proposing to light the sign either now or in the future.

At 7:25, Chairman Kenney began the SEQR, but was unable to finish due to lack of knowledge about how the LWRP might affect the variance. Therefore, **MOTION** was made by Harold Carpenter, 2nd by Ann Aubertine (acting for Dale Maclaughlin) to adjourn the hearing until June 17, 2013, at 7 p.m. or shortly thereafter.

Aye: Kenney, Drake, Bell, Carpenter, Aubertine (acting for Dale Maclaughlin)
Nay: none Abstain: none Absent: Maclaughlin

Mr. Tibble was assured that the Board would be ready to deal with the questions about the LWRP by the next meeting and received further explanation of the historic districts.

At 7:44 **MOTION** was made by Les Drake, 2nd by Ann Aubertine (acting for Dale Maclaughlin), to adjourn the meeting. Motion was carried.

*Respectfully submitted,
Susan Kenney, Recording Clerk*