

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
January 20, 2014

The meeting opened at 7:02 p.m. with the following **members present:** Chairman Jim Kenney, Don Bell, Dale Maclaughlin, Les Drake, Alternate Ann Aubertine (sitting in for Harold Carpenter). **Absent:** Harold Carpenter

Also Present: ZEO Henry LaClair, CEO Richard Ingerson, Recording Clerk Susan Kenney

Townspople Present: Richard Gallup, Jo Hood, Larry Aubertine

Chairman Kenney opened the meeting by reading a letter from Pat LeConey, who is resigning from her position as an alternate on the Board, because she has been promoted to a position in Albany.

The minutes from the November 18, 2013, meeting were reviewed. No corrections were made. **MOTION** by Dale MacLaughlin, 2nd by Don Bell, to approve the minutes as submitted. Motion was carried, with one abstention from Les Drake, who was not at the November meeting. There was no meeting of the Board in December, so there are no minutes to review from December.

7:04 --- Village --- Richard E. Gallup, 528 Franklin St., Clayton, Tax Map # 20.47-2-57, in the Neighborhood-Residential District. To extend a nonconforming garage that is closer to side and rear property lines than allowed by Local Zoning law.

Mr. Gallup did the presenting. He needs to extend the garage in front in order to install overhead doors. There is a 10-inch beam prohibiting easy installation in the garage's current state. The rear of the garage also needs substantial work done on it, and new roofing is needed. The work being done should not change the current footprint of the building. No calls nor letters have been received concerning this application.

In discussion, it was determined that Mr. Gallup's measurements had been made from the foundation of the building, rather than the eaves, so the application was amended to add to the variance requested, in the rear only.

At 7:15 **MOTION** was made by Les Drake, 2nd by Dale Maclaughlin, to declare this a Type II action. Motion was carried. **MOTION** was made by Dale Maclaughlin, 2nd by Les Drake, to close the public hearing. Motion was carried.

Chairman Kenney did the finding of fact. At 7:25, **MOTION** was made by Dale Maclaughlin, 2nd by Ann Aubertine (acting for Harold Carpenter), to approve the application as amended.

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

Flyers concerning the upcoming local government conference in March were distributed, and members urged to return them as soon as possible.

At 7:29 **MOTION** was made by Dale Maclaughlin, 2nd by Les Drake, to adjourn the meeting. Motion was carried.

*Respectfully submitted,
Susan Kenney, Recording Clerk*