

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**ZONING BOARD OF APPEALS**  
**February 17, 2014**

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

**Also present**: CEO Richard Ingerson, Recording Clerk Susan Kenney

**Townspople present**: Charles Reinhardt, Mary Zovistoski, Jeremy Jenis, Meghann Jenis, Norma Zimmer, Steve Taylor.

The minutes from the January 20, 2014, meeting were reviewed. No corrections were noted. **MOTION** by Dale Maclaughlin, 2<sup>nd</sup> by Don Bell, to approve the minutes as submitted. Motion was passed, with an abstention by Harold Carpenter, who was absent from the January meeting.

**7:03 --- Village --- Krog Corporation (1000 Islands Harbor Hotel), 200 Riverside Dr., Clayton, Tax Map # 20.39-1-1.1, in the Riverwalk C District. Sign Variance.**

Charlie Reinhardt did the presenting. The corporation wishes to put a sign at the hotel's main entrance on Hugunin St., just two poles with the logo suspended in between. The corporation also wishes to put some logos and the name "Harbor Hotel" on the building itself, and some directional signage so people know where to go. The directional signage will not need a permit, under village zoning. Most of the signs on the building will be around 40 feet off the ground. Their coloration will be similar to the building, though this is not yet finalized. There will be some directional ground lights on the signs for nighttime.

It was also noted that the signage is appropriate for the site.

At 7:09 **MOTION** was made by Harold Carpenter, 2<sup>nd</sup> by Dale Maclaughlin, to declare this a Type II action. Motion was carried. **MOTION** was made by Dale Maclaughlin, 2<sup>nd</sup> by Les Drake, to close the public hearing. Motion was carried.

There were no letters or calls received concerning this application. Chairman Kenney did the finding of fact. At 7:19 **MOTION** was made by Dale Maclaughlin, 2<sup>nd</sup> by Les Drake, to approve the application as submitted.

Aye: Kenney, Carpenter, Drake, Bell, Maclaughlin  
Nay: none      Abstain: none      Absent: none

**7:22 --- Town --- Gary O. McElfresh, 16463 Grenell Island, Clayton, Tax Map # 12.11-2-38.1, in the Marine-Residential District. Subdivision of nonstandard lot, creation of property line closer to structure than allowed.**

Steve Taylor (designer and builder) did the presenting. He is looking at this as a preliminary hearing since the property size has not been properly calculated yet. The numbers on the application are taken from tax maps. A survey was just done a few days ago, but the calculations are not done yet.

The family wishes to divide the family lot into two equal lots for the two sons. The lot itself is not standard size according to zoning, although it is as large as or larger than neighboring lots on the island. The lot has been in the family since 1870. Two cottages are now on the lot, but only one boathouse and one shared septic system. The family wishes to build another boathouse for the second cottage, but by New York State law are allowed only one boathouse per lot, so they cannot build the second boathouse without subdividing. The lot is on a small peninsula attached to Grenell Island and is separated by a narrow hand-dug canal, though still considered part of Grenell.

It was agreed that the Board will need to see more specific numbers before coming to a decision. Mr. Taylor was confident that he would be able to have all the necessary information by the time of the next meeting. At 7:33 **MOTION** was made by Les Drake, 2<sup>nd</sup> by Harold Carpenter, to adjourn this hearing until the next meeting on March 17, at 7 p.m. or shortly thereafter.

Aye: Kenney, Carpenter, Drake, Bell, Maclaughlin  
Nay: none      Abstain: none      Absent: none

**7:35 --- Village --- Jeremy & Meghann Jenis, 730 Beecher St., Clayton, Tax Map # 20.47-4-11.1, in the Business District. To Set a Sideyard Setback.**

Jeremy Jenis did the presenting. They need more room, so are adding on to the house; this seemed to be the best option on their property. The addition would be on a brick foundation with a crawl space. They have already contacted all their neighbors and received no negative feedback.

At 7:40 **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 Dale Maclaughlin, 2<sup>nd</sup> by Don Bell, to close the public hearing. Motion was carried.

Chairman Kenney did the finding of fact. At 7:48 **MOTION** was made by Les Drake, 2<sup>nd</sup> by Dale Maclaughlin, to set the setback as requested.

Aye: Kenney, Carpenter, Drake, Bell, Maclaughlin  
Nay: none      Abstain: none      Absent: none

At 7:50 **MOTION** was made by Les Drake, 2<sup>nd</sup> by Don Bell, to adjourn the meeting. Motion was carried.

*Respectfully submitted,  
Susan Kenney, Recording Clerk.*