

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
SPECIAL MEETING
June 2, 2014

The meeting opened at 7:03 p.m. with the following **members present:** Chairman Jim Kenney, Les Drake, Dale Maclaughlin, Alternate Ann Aubertine (sitting in for Don Bell). Absent: Don Bell, Harold Carpenter.

Also Present: ZEO Henry LaClair, Kim Johnston, Recording Clerk Susan Kenney.

Townspople Present: Larry Aubertine, Bob Meeks.

The members of the Board agreed to review the minutes of the May meeting at the next regularly scheduled ZBA meeting, on June 16.

7:03 --- Town --- Stacy Case, 12077 Taylor Lane Ext., Clayton, Tax Map # 19.20-1-12, in the Marine-Residential District. To extend a deck on a nonconforming house, closer to side yard property line than allowed by zoning ordinance.

Bob Meeks did the presenting. The house itself is nonconforming. The edge of the proposed deck would be 60 feet from the edge of the bank leading down to the river. There have been no letters nor phone calls concerning this application.

At 7:05 **MOTION** was made by Les Drake, 2nd by Dale Maclaughlin, to declare this a Type II action. Motion was carried. **MOTION** was made by Ann Aubertine (sitting in for Don Bell), 2nd by Dale Maclaughlin, to close the public hearing. Motion was carried.

Chairman Kenney did the finding of fact. At 7:12, **MOTION** was made by Les Drake, 2nd by Dale Maclaughlin, to approve the application as submitted.

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

NEW BUSINESS

At 7:14, ZEO LaClair informed the Board of a proposal to amend the nonconforming structure rule to allow alterations or additions as long as that alteration or addition itself meets all setbacks. Such an amendment would reduce the number of variances necessitated by the ordinance. The town attorney will have to write up the proposed amendment, and then the Town Board will vote on it.

At 7:17, **MOTION** was made by Dale Maclaughlin, 2nd by Les Drake, to adjourn the meeting. Motion was carried.

Respectfully submitted,
Susan Kenney, Recording Clerk