

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**ZONING BOARD OF APPEALS**  
**December 15, 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 Harold Carpenter).  
Absent: Harold Carpenter, Don Bell.

**Also Present:** Zoning Clerk Kim Johnston, Recording Clerk Amanda Shane, Recording Clerk Susan Kenney.

**Townspople Present:** Jim Munroe, Deb Munroe.

Chairman Jim Kenney opened the meeting by introducing Amanda Shane, who will be taking over the recording clerk duties from Susan Kenney.

There was no ZBA meeting in November, so the minutes from the October 20, 2014, meeting were reviewed; no corrections were noted. **MOTION** was made by Les Drake, 2<sup>nd</sup> by Dale Maclaughlin, to accept the minutes as presented. Motion was carried.

**7:08 --- Town --- James & Deborah Munroe, 9181 Shady Shores Road, Clayton, Tax Map # 30.05-1-17, in the Marine-Residential District. Request for Rear Yard Variance for Proposed Addition.**

James Munroe did the presenting. He and his wife are moving from a larger dwelling in Rochester to a smaller dwelling and need more space for storage and for activities that need plenty of space. He was asked if the neighbors have any issues with his proposed project; the only one he knew of was Mrs. Dobb, who would have a concern if he put in a new septic system. Mr. Munroe said a new septic was not feasible at this time and not a part of his project.

He was also asked if the addition would be on piers. He has not decided this yet. A deck, previously approved, is on cement.

Chairman Kenney read letters from neighbors. Cary Brick is okay with the project. Mrs. Jane Dobb's letter reiterated her concern with a new septic system and also clarified that her concern is with the building being on rock, with the potential of diverting water run-off onto her property. Deborah Munroe noted that they already have a leach field.

At 7:18 **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 Les Drake, to close the public hearing. Motion was carried.

Chairman Kenney did the finding of fact. At 7:29 **MOTION** was made by Dale Maclaughlin, 2<sup>nd</sup> by Ann Aubertine (sitting in for Harold Carpenter), to approve the application as submitted.

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

At 7:33 **MOTION** was made by Dale Maclaughlin, 2<sup>nd</sup> by Les Drake, to adjourn the meeting.  
Motion was carried.

*Respectfully Submitted,  
Susan Kenney, Recording Clerk*