

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
May 16th, 2016

The meeting opened at 7:01 PM with the following members present: Chairman Jim Kenney, Lori Arnot, Kenneth Knapp, Dale MacLaughlin, and Mike Ingerson.

Also Present: Zoning Officer Richard Ingerson and Recording Clerk Amanda Shane

Townspople Present: David Knapp, Pat Leconey, Joe Favret, and Donna Patchen

At 7:04 PM **MOTION** made by Kenneth Knapp, 2nd by Lori Arnot to approve the April 18th, 2016 meeting minutes as amended. Motion carried.

7:05--Town-- Maureen and Peter Anderson, 41986 Huckleberry Island, Clayton, Tax Map #12.00-1-70, in the Marine-Residential District. Area variance application.

David Knapp did the presenting. The Andersons would like to build a porch and dining area where an existing porch is located. They are requesting a 49' front yard setback. The existing overhand will be extended out and mimic what is already there and be 3'6". The foundation walls will be limited to the size of the existing deck. The Board held a discussion regarding alternative locations for the addition but the deck seems to be the most logical. Currently the structure is 9'6" from the line and will be changing by 3'6" due to the overhang. Dale MacLaughlin stated the area is already overbuilt. David Knapp stated it will not adversely affect the area.

At 7:21 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to declare a Type II Action. Motion carried. At 7:21 PM **MOTION** made by Dale MacLaughlin, 2nd by Mike Ingerson to close the public hearing. Motion carried. At 7:22 Chairman Kenney conducted the Finding of Fact.

At 7:33 PM **MOTION** made by Kenneth Knapp, 2nd by Mike Ingerson to approve the application as requested. Motion carried.

Aye: Kenney, Arnot, Knapp, and Ingerson.

Nay: MacLaughlin

Abstain: none

Absent: Aubertine

7:38 PM--Town--Joe Favret, 9321 Shady Shores Road, Clayton, Tax Map #30.05-1-27, in the Marine-Residential District. Area variance application.

Joe Favret did the presenting and is requesting a 28' north front yard variance and a 10' East side yard variance. Currently there is a 7' deck that is 35' from the water. Joe Favret would like the deck to be 12' across the whole front. He showed the Board where a pipe runs underneath his house and comes out the front. The location for the proposed garage was chosen due to the location of the stream as well as drainage and the well. The home faces route 12 and sits on an angle. The application shows the proposed garage 28'x28' so it is large enough to store vehicles as well as the utilities so the home can be lived in year round. Chairman Kenney read a letter of support from neighbor Sarah Bailey.

At 7:54 PM **MOTION** made by Lori Arnot, 2nd by Dale MacLaughlin to declare a Type II Action. Motion carried. At 7:55 **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to close the public hearing. Motion carried. At 7:55PM Chairman Kenney conducted the Finding of Fact. The applicant stated drainage issues will be addressed.

At 8:10 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to approve the application as submitted. Motion carried.

Aye: Kenney, Arnot, Knapp, MacLaughlin, and Ingerson.

Nay: none Abstain: none Absent: Aubertine

8:13 PM New Business

Chairman Kenney announced to the Board that there was a need for a Vice Chairman and Dale MacLaughlin had accepted the position. At 8:13 PM **MOTION** made by Lori Arnot, 2nd by Kenneth Knapp to appoint Dale MacLaughlin as the Zoning Board of Appeals Vice Chairman. Motion carried.

At 8:15 PM **MOTION** made by Lori Arnot, 2nd by Dale MacLaughlin to adjourn the meeting. Motion carried.

*Respectfully Submitted,
Amanda Shane, Recording Clerk*