

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
September 19th, 2016

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

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

Townsppeople Present: Leigh Dillenback and Francis X. McCabe

At 7:02 PM **MOTION** made by Dale MacLaughlin, 2nd by Lori Arnot to approve the August 2016 meeting minutes as presented. Motion carried.

7:03 PM—Town—Scott and Kim Kempton, 16506 Kirmess Island, Clayton, Tax Map #12.11-2-85, in the Marine-Residential District. Area Variance Application.

Leigh Dillenback presented to the Board on behalf of Scot and Kim Kempton. The property owners are requesting an area variance to build an addition onto a non-conforming structure. They would like to add a second story to the structure for sail and other storage. The current structure is approximately 3' from the water and the dimensions of the building are 12'x38'. The goal is to add 6' onto the skiff house which will make the building about 1' over the high water mark.

The Board discussed the deeded right of way along a stone wall that runs alongside the building. Several board members expressed concerns of the legalities involved with encroaching on the right of way. Board members suggested tearing down the existing structure and rebuilding a one story building that is lifted up with an additional ½ story. The following are concerns of the board: condition of current structure, impeding on the right of way, maintaining current boundary to waterline, review distance to powerline, and consider storage trusses. Leigh will create new plans with the applicants and return to the Zoning Board of Appeals in October.

At 7:31 PM **MOTION** made by Dale MacLaughlin, 2nd by Mike Ingerson to adjourn until the next scheduled meeting. Motion carried.

At 7:33 PM **MOTION** made by Lori Arnot, 2nd by Dale MacLaughlin to adjourn the meeting. Motion carried.

Respectfully Submitted,
Amanda Shane, Recording Clerk