

**APPROVED**  
**JOINT TOWN/VILLAGE OF CLAYTON**  
**ZONING BOARD OF APPEALS**  
**March 20, 2017**

The meeting opened at 7:02 PM with the following members present: Chairman Jim Kenney, Dale MacLaughlin, Lori Arnot, Kenneth Knapp, and Steve Mack. Absent: Alternate Ashley Pastorious

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

Townspople Present: Jonathan Taylor, Paul Webb, Twyla Webb, Donna Patchen, Matt Morgia, and Norma Zimmer

At 7:03 PM **MOTION** made by Kenneth Knapp, 2<sup>nd</sup> by Steve Mack to approve the December 2016 meeting minutes as presented. Motion carried

At 7:03 PM **MOTION** made by Lori Arnot, 2<sup>nd</sup> by Chairman Kenney to approve the January 2017 meeting minutes as presented. Motion carried. Kenneth Knapp abstained.

**7:04 PM—Town—John Tenny, 43334 Point Angiers, Clayton, Tax Map #12.00-1-18.2, in the Marine Residential District. Area Variance Application.**

Jonathan Taylor presented the changes that have been made to the application since the last meeting. There will now be a 10' setback and it was confirmed that the septic system will be redesigned when applying for building permits to accommodate the additional bedroom.

Dale MacLaughlin suggested composting toilets and expressed his concern regarding the septic systems proximity to the river. The board agreed that it would be wise to visit the site before making a final vote on the application. It was decided Jonathan Taylor would not need to attend the next meeting if board members were satisfied with the project and felt they could make a vote.

At 7:15 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Kenneth Knapp to adjourn the application until the next regular meeting. Motion approved.

**7:16 PM—Town—Bruce Hodge, 12305 Majestic View Lane, Clayton, Tax Map #19.20-1-28.44, in the Marine Residential District. Area Variance Application.**

Jonathan Taylor presented. The applicant is requesting a 3'2" variance to construct a carport. The neighboring property belongs to the applicant as well.

At 7:25 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Lori Arnot to declare a Type II Action. Motion carried. At 7:25 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Steve Mack to close the public hearing. Motion carried. At 7:25 PM Chairman Kenney conducted the Finding of Fact.

At 7:31 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Kenneth Knapp to approve the application as submitted. Motion carried.

**Aye: MacLaughlin, Kenney, Arnot, Knapp, and Mack.**

**Nay: none**

**Abstain: none**

**Absent: none**

**7:32 PM—Village—Watertown Savings Bank, 352 James Street, Clayton, Tax Map #20.46, Block#1, Lot #58, in the Riverwalk-B District. Special Use permit.**

Matt Morgia presented. Watertown Savings Bank is requesting an area variance application to increase the size of two signs. The original request was for two signs 22' each and has been reduced to 18'. The signs will be on the parking lot side and James street sides of the building. Board members agreed the size is large considering the size allowed is 24' total signage and that the sign looks more like a logo. The Board continuously discussed decreasing the size of the signs.

At 7:47 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Steve Mack to adjourn until the next regular meeting. Motion carried.

**7:48 PM—Village—Paul and Twyla Webb, 170 Dulles Lane, Clayton, Tax Map #20.53-1-6.14, in the Single Family Residential District. Area Variance Application.**

Paul and Twyla Webb are requesting an area variance application to extend a storage building. They applicants have already spoke with the DEC for permission and installed a wall to stop any erosion from their property into the river. They would like to extend their storage 14' towards the water and be 16' wide.

Dale MacLaughlin visited the site and feels everything seems to be only on one side of the property. The applicants don't want to build anything on the other side because it will obstruct the view of their cottage and house.

There were two letters from neighbors who were both in favor of the project. The current structure is temporary and 16' wide. The board would rather see a 12' permanent structure for that area. Dale MacLaughlin explained the average 2 stall garage is 24' wide and the duty of the ZBA is to give the minimum that is necessary.

At 8:14 PM **MOTION** mad by Dale MacLaughlin, 2<sup>nd</sup> by Steve Mack to declare a Type II Action. Motion carried. At 8:14 PM **MOTION** made by Kenneth Knapp, 2<sup>nd</sup> by Dale MacLaughlin to close the public hearing. Motion carried. At 8:14 PM Chairman Kenney conducted the Finding of Fact.

At 8:28 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Steve Mack to approve the application with a 12' width. Motion carried.

**Aye: MacLaughlin, Kenney, Arnot, Knapp, and Mack.**

**Nay: none**

**Abstain: none**

**Absent: none**

At 8:30 PM **MOTION** made by Lori Arnot, 2<sup>nd</sup> by Kenneth Knapp to adjourn the Kempton application until the next regular meeting. Motion carried.

At 8:30 PM **MOTION** made by Dale MacLaughlin, 2<sup>nd</sup> by Steve Mack to adjourn the meeting. Motion carried.

*Respectfully Submitted,  
Amanda Shane, Recording Clerk*