

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
May 15, 2017

The meeting opened at 7:05 PM with the following members present: Chairman Jim Kenney, Dale MacLaughlin, Lori Arnot, Kenneth Knapp, and Alternate Ashley Pastorius. Absent: Steve Mack

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

Townspople Present: Randy and Carol Ramsey, C. Burns, Norma Zimmer, Heidi Szonn, Mary Zovistoski, Mark Congdon, Jonathan Taylor

7:06 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 updated the Board on the new septic system plans that include a new 1,250 gallon tank and expanded leach field. The revised drawing will be submitted as soon as possible. The Planning Board approved the boat house pending approval of the residence from the Zoning Board of Appeals.

At 7:09 PM **MOTION** by Dale MacLaughlin, 2nd by Lori Arnot to declare a Type II Action. Motion carried. At 7:09 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to close the public hearing. Motion carried. Chairman Kenney conducted the Finding of Fact.

At 7:17 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to approve the application as presented. Motion carried.

Aye: MacLaughlin, Kenney, Arnot, and Knapp.

Nay: none

Abstain: Pastorius

Absent: Mack

7:20 PM—Town--Randy and Carol Ramsey, 37593 Bald Rock Road, Clayton, Tax Map #20.18-2-23, in the Agricultural Rural-Residential District. Area Variance Application.

The applicants are requesting a 18' rear yard setback to construct a 24'x30' garage. The applicants need the space to store and move their boat, avoid plumbing, steer clear of the existing well, and be able to utilize the existing driveway.

At 7:29 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to declare a Type II Action. Motion carried. At 7:29 PM **MOTION** made by Kenneth Knapp, 2nd by Lori Arnot to close the public hearing. Motion carried. Chairman Kenney conducted the Finding of Fact.

The applicants were asked if they would be willing to move the structure further from the lot line than originally requested.

At 7:37 PM **MOTION** made by Kenneth Knapp, 2nd by Dale MacLaughlin to approve the application with a 15' setback. Motion carried.

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

Nay: none

Abstain: none

Absent: Mack

7:40 PM—Village--Mark Congdon, 417 James Street, Clayton, Tax Map #20.47-1-5, in the Neighborhood-Residential District. Area Variance Application.

The applicant is requesting an area variance application to construct a 14' x 16' pergola on a narrow lot. He would like a 4'6" south side yard variance and a 3'6" north side yard variance. There was one letter from a neighbor submitted that fully supports the application. Several other neighbors were present for the meeting and support the application.

At 7:46 PM **MOTION** made by Kenneth Knapp, 2nd by Lori Arnot to declare a Type II Action. Motion carried. At 7:46 PM **MOTION** made by Kenneth Knapp, 2nd by Lori Arnot to close the public hearing. Motion carried. Chairman Kenney conducted the Finding of Fact.

At 7:55 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to approve the application as presented. Motion carried.

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

Nay: none

Abstain: none

Absent: Mack

7:58 PM—Village-- Cyril Meriaikel, 4 Washington Island, Clayton, Tax Map #20.39-1-17.8, in the Res Single-Family Residential District. Area Variance Application.

Applicant is requesting a 6' variance to extend an existing deck. Along with expanding the deck, the applicant will be redoing the railings to bring them to code. There was one neighbor present who supports the application.

At 8:02 PM **MOTION** made by Dale MacLaughlin, 2nd by Ashley Pastorius to declare a Type II Action. Motion carried. At 8:02 PM **MOTION** made by Lori Arnot, 2nd by Ashley Pastorius to close the public hearing. Motion carried. Chairman Kenney conducted the Finding of Fact.

At 8:10 PM **MOTION** made by Dale MacLaughlin, 2nd by Lori Arnot to approve the application as presented. Motion carried.

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

Nay: none

Abstain: none

Absent: Mack

Old Business:

Watertown Savings Bank decreased sign size so their application was withdrawn.

At 8:14 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to approve the March 2017 meeting minutes as presented. Motion carried.

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

*Respectfully Submitted,
Amanda Shane, Recording Clerk*