

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
June 19, 2017

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

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

Townsppeople Present: Laura Cerow

At 7:06 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to approve the May 2017 meeting minutes as amended. Motion carried.

7:07 PM—Town—Albert and Laura Cerow, 12641 Sunset Lane, Clayton, Tax Map #11.00 Block #1 Lot #22, in the Marine Residential District.Area Variance Application.

The applicants would like to construct a bunk house closer to the lot line than is allowed. The location was selected based on location of septic system, driveway, vegetation, and a cliff area. Board members were not able to visit the property and expressed some concern over declaring a Type II action without having seen location. The unapproved Planning Board meeting minutes from June 1, 2017 were reviewed to discuss the recommendation to approve the variance.

Chairman Kenney stated if the applicant requests 15' variance it is 50% and is comfortable to move forward with the application. Dale MacLaughlin and Kenneth Knapp agreed if the consensus of the board is to move forward with the application they were willing to move forward as well. Steve Mack agreed to move forward as well.

At 7:36 PM **MOTION** made by Kenneth Knapp, 2nd by Steve Mack to review the application. At 7:37 PM **MOTION** made by Lori Arnot, 2nd by Kenneth Knapp to declare a Type II Action. Motion carried. At 7:38 PM **MOTION** made by Dale MacLaughlin, 2nd by Lori Arnot to close the public hearing. Motion carried. Chairman Kenney conducted the Finding of Fact.

At 7:52 PM **MOTION** made by Kenneth Knapp, 2nd by Lori Arnot to approve the application with a 15' variance. Motion carried.

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

Nay: none Abstain: none Absent: none

At 7:57 PM **MOTION** to adjourn the meeting. Motion carried.

Respectfully Submitted,
Amanda Shane, Recording Clerk