

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
July 17, 2017

The meeting opened at 7:00 PM with the following members present: Chairman Jim Kenney, Dale MacLaughlin, Kenneth Knapp, and Lori Arnot. Absent: Steve Mack and Alternate Ashley Pastorius

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

Townspople Present: Art Cady, Mary Zovistoski, Phil Beattie, Dan Thurman, and Brenda Thurman

At 7:00 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to approve the June 2017 meeting minutes as presented. Motion carried.

7:00 PM—Village- Arthur Cady, Clayton, in the single Family-Residential District. Area Variance Application.

The applicant is requesting an 8' side front yard and 4' East side yard variance to construct an addition to an existing garage. The size of the requested structure is slightly larger than the existing pad. The applicant also plans to expand the driveway. Dale MacLaughlin visited the site and stated the requested project would not encroach on any neighbors. Neighbor Phil Beattie was present for the meeting and stated he has no issue with the project.

At 7:05 PM **MOTION** made by Kenneth Knapp, 2nd by Lori Arnot to declare a Type II Action. Motion carried.

At 7:05 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 Kenneth Knapp, 2nd by Lori Arnot to approve the application as presented. Motion carried.

Aye: MacLaughlin, Kenney, Arnot, and Knapp.

Nay: none

Abstain: none

Absent: Mack

7:20 PM—Village—Dan Thurman, Clayton, in the Neighborhood Residential District. Area variance application.

The applicant is requesting an 8'6" North side yard and a 6' East side yard variance to construct a deck. The applicant intends to construct a platform however with the varying heights of the yard some locations exceed the 6" requirement. Thurman considered filling the yard but feared it would change the drainage on the property. Neighbor at 419 Merrick Street submitted a letter supporting the project. The Board discussed with the applicant how to make the platform conforming by landscaping to meet the 6" requirement. Several suggestions were made on how to lower the platform and add a step. A ZBA board member will visit the site once plans are finalized for a platform.

At 7:37 PM **MOTION** made by Dale MacLaughlin, 2nd by Lori Arnot to adjourn the applicant until the August 2017 meeting. Motion carried.

Board members held a discussion regarding members travelling to applicant properties and that comprehensive photos should be provided. They questioned if funding would be available to board members for transportation to islands.

At 7:48 PM **MOTION** made by Dale MacLaughlin, 2nd by Lori Arnot to adjourn the meeting. Motion carried.

*Respectfully Submitted,
Amanda Shane, Recording Clerk*