

Approved
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS

February 26, 2018

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

Also Present: Zoning Officer Richard Ingerson and Ashley Pastorius as Recording Clerk

Townspesople Present: Mary Zovistoski, Donald Sheley, Scott R. Weston, Heinz Wahl, Matt Morgia, Bonnie Bouchard and Doug Rogers.

At 7:00pm Chairman Jim Kenney called the meeting to order.

7:00 PM—Village—Wilburt Wahl Jr. LLC, Strawberry Lane, Clayton, in the Marine Development District. Area Variance Application.

Matt Morgia from Aubertine and Currier requested on behalf of Wilburt Wahl Jr. LLC. to construct two storage buildings closer to each other than allowed by the current zoning law. The variance requested is a 20ft separation between the buildings as opposed to the 30ft separation that is required. The proposed structures will be for storage with no plumbing and there will be no change to the current drainage on the lot. None of the neighbors had expressed any concerns over proposed project.

At 7:08 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to declare a Type II action. Motion carried.

At 7:08PM **MOTION** made by Dale MacLaughlin, 2nd by Steve Mack to close the public hearing. Motion carried. Chairman Kenney conducted the finding of fact.

At 7:19 PM **MOTION** made by Dale MacLaughlin, 2nd by Steve Mack to approve the application. Motion carried.

Aye: MacLaughlin, Kenney, Arnot, Mack and Knapp

Nay: None Abstain: None Absent: None

7:22 PM—Village—Bonnie Bouchard, Hugunin Street, Clayton, in the Riverwalk-A District. Area variance application.

Scott Weston on behalf of Bonnie Bouchard is requesting an amended 2ft variance, as opposed to the 1ft originally requested on the application, to construct a multi-family addition closer to a side yard than allowed. Jefferson county responded to the request by advising that it is up to the discretion of the ZBA board. Neighbor Don Sheley had concerns over the exact location of the addition, parking, and noise. Members of the ZBA board brought up concerns over snow removal with tight parking quarters as something for the homeowner to think about. Bonnie Bouchard advised there will be a 6ft privacy fence constructed as well as she only plans to use the additional living space as vacation rentals during the summer and not year-round rentals.

At 7:36 PM **MOTION** made by Kenneth Knapp, 2nd by Lori Arnot to declare a Type II action. Motion carried.

At 7:36PM **MOTION** made Lori Arnot, 2nd by Steve Mack to close the public hearing. Motion carried. Chairman Kenney conducted the finding of fact.

At 7:48 PM **MOTION** made by Lori Arnot, 2nd by Kenneth Knapp to approve the amended application. Motion carried.

Aye: MacLaughlin, Kenney, Arnot, Mack and Knapp

Nay: None Abstain: None Absent: None

At 7:51 PM **MOTION** made by Dale Maclaughlin, 2nd by Lori Arnot to adjourn the meeting. Motion carried.

Respectfully Submitted,

Ashley Pastorius, Recording Clerk