

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS

June 18, 2018

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

Also Present: Zoning Officer Richard Ingerson and Jim Kenney as Temporary Recording Clerk

Townspople Present: Nolan Knapp, Peter Ledoux, Patricia Ledoux, Pam McDowell, Twyla Webb, Susie Aubertine O'Neil, Jane Leahy, Donna Patchen, Mary Zovistoski.

At 7:01 PM Chairman Jim Kenney called the meeting to order.

7:05 PM—Village—Peter and Patricia LeDoux, 330 Webb St., Clayton, in the Neighborhood Residential District. Height Variance Application.

Peter LeDoux requested a variance to erect a 6' high wood plank fence on his property at the corner of Webb and Jane streets. The fence will be in the front yard bordering Webb St., then turning and continuing along the north side yard. The fence would be 38' from the curb and 20' from the sidewalk in front yard and is intended to provide privacy for people sitting on the elevated 1st floor porch located on the northeast corner of the house. The 32' long portion of the fence fronting Webb St. is required by the ordinance to be no more than 4' high, requiring a 2' height variance.

In the discussion that followed it was determined that the fence will be significantly farther back from the sidewalk than the neighboring residences, many of which are within 10' of the sidewalk. It was also determined that the fence will have no effect on the line of sight of motorists exiting from Jane St. onto Webb St.

At 7:07 PM **MOTION** made by Dale MacLaughlin, 2nd by Steve Mack to declare a Type II action. Motion carried.

At 7:08 PM **MOTION** made by Lori Arnot, 2nd by Kenneth Knapp to close the public hearing. Motion carried. Chairman Kenney conducted the finding of fact.

At 7:22 PM **MOTION** made by Dale MacLaughlin, 2nd by Ken Knapp to approve the application. Motion carried.

Aye: MacLaughlin, Kenney, Arnot, Mack and Knapp

Nay: None Abstain: None Absent: None

At 7:24 PM **MOTION** made by Lori Arnot, 2nd by Dale MacLaughlin to adjourn the meeting. Motion carried.

Respectfully Submitted,

Jim Kenney, Temporary Recording Clerk