

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
AUGUST 19, 2019

The meeting was called to order by Chairman Kenney at **7:00 pm** with the following **members present**: Chairman Jim Kenney, Dale Mclaughlin, Lori Arnot, Steve Mack, Ashley Pastorius, alternate Chip Garnsey, alternate Andrew Wood. All members were present; none were absent.

Also Present: Zoning Officer Richard Ingerson, Recording Clerk Sue Kenney

Townspople Present: Penny Grimes, Richard Grimes, Paul E. Heckmann, Mary Zovistoski, Charles Hoke, Heidi Hoke, Julie Brouty, David Brouty, Edward Higgins

The minutes from the July meeting were reviewed, and no corrections were made. MOTION was made by Lori Arnot, second by Dale Mclaughlin, to approve the minutes as submitted. Motion was passed.

7:02 pm – Penny Grimes – Town – 41358 Kehoe Tract Road, Clayton – to construct a porch closer to the property line than allowed by the ordinance.

Richard Grimes did the presenting. The house faces Kehoe Road. They plan to add an 8-foot-wide porch with a 1-foot overhang to the front of the house, running the full width. The garage doors currently on the front will be removed, and a smaller door put in. The setback in this area is 55 feet. The house is currently 57.5 feet from the road, so with the 8-foot porch and 1-foot overhang, they would need a 6-foot 6-inch variance. Penny Grimes stated that their goal is to make the house look more like a traditional Thousand Islands cottage.

Public comments were invited. One of the neighbors, Paul Heckmann, queried if the added porch would make the house closer to the road than anyone else in the neighborhood. The answer was no: other houses were closer to the road than the Grimes' house. Mr. Heckmann stated that he was concerned that the neighborhood not go downhill, and he was happy for any improvements to the houses there. He had no objections to the proposed project.

At 7:10 pm, **MOTION** was made by Dale Mclaughlin, second by Ashley Pastorius, to declare this a Type II action. Motion was carried with all in favor. **MOTION** was made by Ashley Pastorius, second by Lori Arnot, to close the public hearing. Motion was carried with all in favor.

Chairman Kenney did the finding of fact. At 7:19 pm, **MOTION** was made by Dale Mclaughlin, second by Steve Mack, to approve the application as submitted.

Aye: Kenney, Mclaughlin, Arnot, Pastorius, Mack

Nay: none Abstain: none Absent: none

7:10 pm – Edgar J. Higgins Living Trust – Village – 2 Park Drive, Clayton – to alter a property line to have a structure closer to side property lines than allowed by the zoning law.

Edward Higgins did the presenting. He owns all the property around the proposed subdivision, including the business. He would like to subdivide between the residence and the business, so that in the future the separate properties would be easier to sell. There is a small cabin in the middle. It was not well built and had been restudded with brick siding; therefore it is too heavy to move. The allowed subdivision line would cut between the house and the cabin. Mr. Higgins would like a slight alteration in the line so that the cabin would go with the house instead of the business. There would be no change in any of the structures, only in the lot line. None of his neighbors were present at the meeting, but Mr. Higgins said that he had talked with all of them, and they were all okay with his proposal.

At 7:27 pm, **MOTION** was made by Lori Arnot, second by Dale McLaughlin, to declare this a Type II action. Motion was carried with all in favor. **MOTION** was made by Dale McLaughlin, second by Steve Mack, to close the public hearing. Motion was carried with all in favor.

Chairman Kenney did the finding of fact. At 7:34 pm, **MOTION** was made by Ashley Pastorius, second by Lori Arnot, to approve the application as submitted.

Aye: Kenney, McLaughlin, Arnot, Pastorius, Mack

Nay: none Abstain: none Absent: none

At 7:36 pm, the Board was informed that the Clayton Fire Department would be unable to present drawings of their proposed new sign, due to the designer being out of town. **MOTION** was made by Dale McLaughlin, second by Steve Mack, to extend the adjournment of the Fire Department hearing. Motion was carried with all in favor.

NEW BUSINESS

Zoning Officer Ingerson informed the board that one of the applications for next month's hearing involved a use variance. He urged the Board to familiarize themselves what the ordinance says about use variances.

At 7:39 pm, **MOTION** was made by Dale McLaughlin, second by Lori Arnot, to adjourn the meeting. Motion was carried with all in favor.

Respectfully submitted,

Susan Kenney, Recording Clerk