

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS

December 16, 2019

The meeting was called to order at 7:00 pm by Chairman Jim Kenney, with **the following members present:** Jim Kenney, Dale Maclaughlin, Steve Mack, Lori Arnot, alternate Chip Garnsey.

Absent: Ashley Pastorius, alternate Andrew Wood

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

Townspople Present: Mary Zovistoski, Jonathan Taylor, Rebecca Dahl

At 7:01 pm, the minutes from the November meeting were reviewed and no corrections noted.

MOTION was made by Dale Maclaughlin, second by Chip Garnsey (acting for Ashley Pastorius), to approve the minutes as submitted. Motion was passed with all in favor.

7:04 pm – Jeanne R. Newberry – Town – 39215 Birches Lane, Clayton – To construct an addition to her home closer to the property line than allowed by town zoning ordinance.

Jonathan Taylor presented for Ms. Newberry. The owner hopes to replace the house and other buildings on the property, and is asking for a side yard variance of 5’8”. She is hoping to make the house more accessible as she gets older. While the footprint of these buildings will be increasing, the square footage will be decreasing since the house will go from two or three floors to only one floor. They plan to keep the deck and the front wall of the house but replace the rest. The current plan for the boathouse will likely get smaller since the first estimate was too high. Zoning Officer Ingerson said he received only one call, from a neighbor who wanted to know what the project was about and had no problems with it when it was explained to him.

At 7:14 pm, **MOTION** was made by Dale Maclaughlin, second by Lori Arnot, to make this a Type II declaration. Motion was passed with all in favor. **MOTION** was made by Dale Maclaughlin, second by Lori Arnot, to close the public hearing. Motion was passed with all in favor.

Chairman Kenney did the finding of fact. At 7:26 pm, **MOTION** was made by Dale Maclaughlin, second by Lori Arnot, to approve the application as submitted.

Aye: Kenney, Maclaughlin, Mack, Arnot, Garnsey (acting for Pastorius)

Nay: none Abstain: none Absent: Pastorius

At 7:30 pm, Chairman Kenney noted that alternate Andrew Wood had pointed out to him after the last meeting that in the zoning ordinance there is a definition that refers to non-profit organizations, found under “community or government facility.” Most of the discussion focused on non-profits in general, with Chairman Kenney noting that even though there is some definition, the ordinance still needs to be

expanded to set parameters and elucidate on non-profits. There was also brief discussion pertaining to TILT at Zenda Farms, whether public restroom facilities will be put in.

At 7:36 pm, **MOTION** was made by Dale Maclaughlin, second by Chip Garnsey, to adjourn the meeting. Motion was passed with all in favor.

Respectfully submitted,

Susan Kenney, Recording Clerk