

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS

August 16, 2020

The meeting was called to order by Chairman Jim Kenney at 7:00 p.m. with the **following members present:** Jim Kenney, Chip Garnsey (alternate), Steve Mack, Ashley Owens. Absent were Lori Arnot, Dale Maclaughlin, and Andrew Wood (alternate). Chip Garnsey was appointed to sit in for Dale Maclaughlin.

Also present: Zoning Officer Richard Ingerson, Recording Clerk Susan Kenney

Townsperson Present: Susan Lyth, Del Boyer

At 7:01 p.m. the minutes from the July meeting were reviewed and no corrections were made. **MOTION** was made by Steve Mack, second by Chip Garnsey (sitting in for Dale Maclaughlin) to approve the minutes as submitted. Motion was passed with all in favor.

7:02 p.m. – Mathew M. Hardy – Village – to locate a sculpture of an ice cream cone as signage

Susan Lyth did the presenting. She runs the store located on Mr. Hardy's property, and wishes to use a sculpture of an ice cream cone in front of the store as signage. The applicant felt that a precedent for such usage had already been set by the Scoop. The sculpture itself stands 6.5 feet high; a maximum of 8 feet is allowed in the village. It sits on a pedestal that is one foot square, so it has a minimal footprint. There have been no communications from the public or from the County Planning Board. The sculpture is put out every morning the store is open, and taken in every night. It is heavy, so when Ms. Lyth does not have help, she puts out a sandwich board sign.

At 7:06 p.m., **MOTION** was made by Chip Garnsey (sitting in for Dale Maclaughlin), second by Ashley Owens, to declare this a Type II action. Motion was passed with all in favor. **MOTION** was made by Steve Mack, second by Chip Garnsey (sitting in for Dale Maclaughlin), to close the public hearing. Motion was passed with all in favor.

Chairman Kenney did the finding of facts. At 7:14 p.m. **MOTION** was made by Ashley Owens, second by Chip Garnsey (sitting in for Dale Maclaughlin), to approve the application as submitted.

Aye: Kenney, Garnsey (for Maclaughlin), Mack, Owens

Nay: none

Abstain: none

Absent: Maclaughlin, Arnot

7:17 p.m. – Del Boyer – pre-application presentation of subdivision

Del Boyer did the presenting. He wishes to subdivide some property on the river. An association for the lots was formed in 2004 and will now be dissolved. He will divide a 40-foot lot into two 20-foot lots. All the lots will have access to the river, and rights-of-way will be written into the appropriate deeds. He wants to know if it is all right to subdivide as planned. None of the board members saw any problems. His formal application will be heard at the September 21 meeting.

NEW BUSINESS

Zoning Officer Ingerson informed the board that Mr. Lanzione, owner of Lanz's Cottages, wishes to sell one of the cottages. The land would remain in Mr. Lanzione's possession. The potential buyer wants to add a second story, maintaining the same footprint. The board agreed that as long as the footprint remains the same, there is no problem.

At 7:37 p.m., **MOTION** was made by Chip Garnsey (sitting in for Maclaughlin), second by Steve Mack, to adjourn the meeting. Motion was passed with all in favor.

Respectfully submitted,

Susan Kenney, Recording Clerk