

JOINT TOWN/VILLAGE OF CLAYTON

ZONING BOARD OF APPEALS

July 15, 2024

The meeting opened at 7:00 pm with the following members present: Stephen Mack, Chairman; Dale MacLaughlin; Lori Arnot; Chip Garnsey; Ashley Owens **Absent:** Nick Reddick (Alternate)

Also Present: ZEO/CEO Richard Ingerson; Town Board Liaison James Kenney; Recording Clerk Mariah LaClair.

Townpeople Present: George Barton; Paul Picunas; Robert Bistry; Jane Bistry; Ian Tatlock; Eve Tatlock;

Minutes- The Board reviewed the minutes for the June meeting. **MOTION** to approve the June 2024 ZBA minutes made by Lori Arnot, seconded by Dale MacLaughlin. All in favor, motion carried.

Communications:

- Jeff Staples has resigned as alternate from the ZBA.
- The Antique Boat Museum has scheduled a meeting with the Zoning Board of Appeals for Monday, July 29, 2024 at 7PM.

New Business:

1. (Town)

Applicant: Jane Bistry

Application Number: T-VAR-002-24

Action: 32'-11" South Front-Yard Area Variance

Site Location: Bear Island, Clayton, NY 13624 (Tax Map #11.00-1-13)

Information: Jane Bistry is requesting a zoning variance to place a shed on the property closer to the property line than what is allowed. The setback needed is 55' but because of the small size of the island and the location of septic, leech field, house and trees, the applicant has limited locations for a shed and is requesting a 32'11" variance from the Zoning Board of Appeals. The applicants were previously requesting a more substantial variance but were able to move the shed back some and revise their application. The Board asked if the shed will have power and the applicant replied that yes it will have power for tools. The Board also showed their appreciation for the applicant's cooperation in reducing the originally requested variance.

MOTION to open the public hearing for the Bistry area variance located at Bear Island, Clayton, NY, made by Chip Garnsey, seconded by Ashley Ownes. All in favor, motion carried.

No public comment & no letters submitted. It was noted by Richard Ingerson that because the location is a private island, there are no neighbors in close enough proximity to be required to mail letters to.

MOTION to close the public hearing for the Bistry area variance located at Bear Island, Clayton, NY, made by Chip Garnsey, seconded by Dale MacLaughlin. All in favor, motion carried.

MOTION to declare this a Type II action made by Dale MacLaughlin, seconded by Chip Garnsey. All in favor, motion carried. Stephen Mack went through the finding of fact.

MOTION to approve the Bistry 32'-11" South front-yard area variance application in order to construct a shed located on Bear Island, Clayton, NY made by Dale MacLaughlin, seconded by Lori Arnot.

AYE: Mack; Arnot; Owens; MacLaughlin; Garnsey

NAY: None

ABSTAIN: None

ABSENT: None

PASSED

2. (Village)

Applicant: Nicholas Reddick

Application Number: V-VAR-004-24

**Action: 7' North Side-Yard Area Variance
7' West Rear-yard Variance**

Site Location: 512 Webb Street, Clayton, NY 13624 (Tax Map #20.47-1-18)

Information: Nick Reddick was not at the meeting to present however was comfortable with the Board proceeding. Nick is requesting a variance in order to construct a 1-story, 1-stall garage to close to the property line than what is allowed. The setback required is 10' and therefore he needs a 7' variance. The garage will be 20' X 24' and its peak will be 15'-8" tall.

MOTION to open the public hearing for the Reddick area variance located at 512 Webb Street, Clayton, NY, made by Lori Arnot, seconded by Dale MacLaughlin. All in favor, motion carried.

- Paul & Angela Picunas- Paul and Angela are neighbors of the Reddicks and did have some questions about dimensions, overhangs and setbacks. They would prefer the garage be further from the property line if possible. The Board stated that Nick would agree to lessening the variances by a foot if needed.

MOTION to close the public hearing for the Reddick area variance located at 512 Webb Street, Clayton, NY, made by Chip Garnsey, seconded by Ashley Owens. All in favor, motion carried.

MOTION to declare this a Type II action made by Dale MacLaughlin, seconded by Chip Garnsey. All in favor, motion carried. Stephen Mack went through the finding of fact.

MOTION to approve the Reddick application as amended with a 6' North side-yard area variance and a 6' Rear-yard variance in order to construct a detached 1-stall garage located at 512 Webb Street, Clayton, NY made by Dale MacLaughlin, seconded by Chip Garnsey.

AYE: Mack; Arnot; Owens; MacLaughlin; Garnsey

NAY: None

ABSTAIN: None

ABSENT: None

PASSED

MOTION was made to adjourn the meeting at 7:45 PM by Chip Garnsey, seconded by Dale MacLaughlin. All in favor, motion carried.

Respectfully submitted,

Mariah LaClair, Recording Clerk