

JOINT TOWN/VILLAGE OF CLAYTON

ZONING BOARD OF APPEALS

November 18, 2024

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

Nick Reddick will sit in for Lori Arnot

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

Townpeople Present: Jonathan Taylor; Leslie Rowland; Jan Hampton; Kathy Elliott; Ann Major-Stevenson; Jane Leahy; Megan Caddick; Martin Yenawine; Kathy Danielson.

Minutes- MOTION to approve the October 21, 2024 ZBA minutes as submitted made by Dale MacLaughlin, seconded by Chip Garnsey. All in favor, motion carried.

Communications: Chairman Steve Mack passed around pictures of the removed tree at the Antique Boat Museum project that showed extensive damage and rot.

New Business:

1. (Town)

Applicant: David E. Parker

Application Number: T-VAR-009-24

Action: 6'-9¼" West rear-yard variance

Site Location: 17787 Reed Point Road, Fishers Landing, NY 13641 (Tax Map #13.13-1-5)

Information: The applicant requesting a variance to remodel and slightly expand an existing boathouse. The new expansion will be 23'-2¾" from the rear property line but the setback required is 30'. The boathouse is currently in very poor condition and the project would greatly improve the looks and safety of the structure. Nick Reddick inquired about any special code laws for having a garage so close to the water with it being part of the boathouse. Richard Ingerson stated that it will just be all the same code laws as an attached garage. All of the living quarters are on land.

MOTION to open the public hearing for the David E. Parker variance application T-VAR-009-24 made by Chip Garnsey, seconded by Nick Reddick. All in favor, motion carried.

No public comment.

MOTION to close the public hearing for the David E. Parker variance application T-VAR-009-24 made by Dale MacLaughlin, seconded by Ashley Owens. All in favor, motion carried.

MOTION to declare David E. Parker variance application T-VAR-009-24 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 David E. Parker variance application T-VAR-009-24, as submitted, in order to remodel and expand a boathouse located at 17787 Reed Point Road, Fishers Landing, NY 13641 made by Dale MacLaughlin, seconded by Chip Garnsey.

AYE: Mack; MacLaughlin; Garnsey; Owens; Reddick

NAY: None

ABSTAIN: None

ABSENT: Arnot

PASSED

2. (Village)

Applicant: Thousand Islands Arts Center (TIAC)

Application Number: V-VAR-007-24

Action: 30 sq. ft. variance for signage:

- **6 sq. ft. variance for front cornice signage**
- **12 sq. ft. variance for sign on left side of building**
- **12 sq. ft. variance for sign on right side of building**

Site Location: 321 James Street, Clayton, NY 13624 (Tax Map #20.38-2-71)

Information: The applicant is requesting a sign variance in order to install 3 signs, for a total of 48 sq. ft. The sign on the front cornice will be 24 sq. ft. and there will be a sign on both sides of the building each at 12 sq. ft. The Thousand Islands Arts Center is located in the Riverwalk A district therefor is only permitted to have 24 sq. ft. total signage with a maximum of 18 sq. ft. for a single sign. The front cornice sign (facing James Street) will be raised letters however in order to measure for the variance application, the architect "boxed" the sign. The letters will be backlit. The signs on the side of the building will not be backlit and are proposed to say "Home of the Handweaving Museum". Ashley Owens inquired on the difference between the sign laws for the three Riverwalk Districts. She wants to know the reasoning behind the decision that Riverwalk A has a different sign law than Riverwalk B, which has significantly less sign restrictions. Dale MacLaughlin commented that the Village is currently working on reconstructing the sign law and is waiting for feedback from Jefferson County at the moment. He suggested to Jonathan Taylor that the TIAC drop the two side signs for now until the law is updated because as its stands, he would not approve a 30 sq. ft. variance for signs. The Board agreed that they would be comfortable approving just the front cornice sign alone because a 6 sq. ft. variance is not substantial. Jonathan Taylor did agree to drop the two side signs.

MOTION to open the public hearing for the Thousand Islands Arts Center variance application V-VAR-007-24 made by Ashley Owens, seconded by Chip Garnsey. All in favor, motion carried.

- Leslie Rowland: Leslie asked the Board how big the sign is at the Watertown Savings Bank across the street. The WSB sign is 24 sq. ft.
- Martin Yenawine: Martin stated that the sign is critically important to draw visitors in which will then bring business and revenue to other neighboring shops.
- Ann Major-Stevenson: Ann expressed that members of the public should have been able to see the drawings ahead of time and wished they were displayed on the screen during the meeting. She believes the sign should look more historic rather than being modern design and backlit. The other shops across the street have historic-style signs and are not backlit and the TIAC should be able to do the same. They should have a smaller sign that meets the code or it may set a precedence for other businesses.

MOTION to close the public hearing for the Thousand Islands Arts Center variance application V-VAR-007-24 made by Ashley Owens, seconded by Nick Reddick. All in favor, motion carried.

MOTION to declare application V-VAR-007-24 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 Thousand Islands Arts Center variance application V-VAR-007-24, as amended to remove the two 12 sq. ft. signs on the side and reduce the requested variance to 6 sq. ft. in order to have one 24 sq. ft. sign on the front cornice made by Dale MacLaughlin, seconded by Chip Garnsey.

AYE: Mack; MacLaughlin; Garnsey; Owens; Reddick

NAY: None

ABSTAIN: None

ABSENT: Arnot

PASSED

MOTION was made to adjourn the meeting at 8:10 PM by Nick Reddick, seconded by Ashley Owens. All in favor, motion carried.

Respectfully submitted,

Mariah LaClair, Recording Clerk