

CLAYTON JOINT TOWN/VILLAGE ZONING BOARD OF APPEALS AGENDA

Meeting of **Monday, October 21, 2024 at 7:00 PM**

7:00 PM: Consider minutes of previous meeting/meetings

7:00 PM: Public hearing for Patricia L. Kneble.
Area variance to erect a deck in the Marine Residential
District.
(Town)

7:00 PM: Public hearing for William J. Bonczyk.
Area variance to erect a garage in the Neighborhood Residential
District. Bring back from last month
(Village)

New Business

Unfinished Business

Adjourn the Meeting

TOWN OF CLAYTON

Zoning Officer

Richard A. Ingerson

Office Hours

Mon. Through Fri.

7.00 AM-12:00 PM & 1:00 -3:30 PM

Zoning Department

405 Riverside Drive

Clayton NY 13624

(315) 686-3512 Ext. 29

Fax (315) 686-2651

Zoning Board of Appeals

Stephen Mack

(Chairman)

Lori Arnot

Clyde H. Garnsey

Dale Maclaughlin

Ashley Pastorius

Alt: Nick Reddick

NOTICE OF PUBLIC HEARING

Please take notice that the following public hearing will be held by the Joint Village/Town of Clayton Zoning Board of Appeals on **October 21, 2024 at 7:00 PM** or soon after in the Town's Recreational Park, 600 East Line Road, as required by the Zoning Ordinance to hear all persons concerned with the Boards consideration in granting an area variance to **Patricia L. Knebel** on their property located 15691 Lyellton Drive, Clayton NY 13624 in the Marine Residential district, Tax Map # 20.11-1-34. The petitioner is requesting to erect a deck closer to a property line allowed by the zoning ordinance. Such building will require area variance from Article XII, Schedule D of the zoning ordinance.

All parties in interest and citizens will be given the opportunity to be heard in respect to such application. Persons may appear in person or by agent. Written comments must be received prior to the hearing. The above application is open for inspection in the Town Clerks Office.

Richard Ingerson

Zoning Officer

ZONING BOARD OF APPEALS
TOWN OF CLAYTON
APPLICATION FOR AN AREA VARIANCE

Application #: T-VAR-008-24
Date of Application: 10/10/24
Application Fee Received: 150.00
Date of Public hearing: 10/21/24 7:00 PM

Zoning District: MR
Tax Map #: 20.11 Block #: 1 Lot: 34

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) Dave + Pat Kreble
Is/are the owner (s) of property situated at the following address:
15691 Lyellton Drive Clayton N.Y. 13624

The above described property was acquired by the applicant (s) on _____ Date

B: The applicant requests the following AREA variance to:

Build Deck as a Flat landing Rather than uneven Rocks
The area or dimensional variance requested is as follows:
Deck size 20' x 12' 12' from house At's it 8' from Neighbor Property

ATTACH A SITE PLAN DRAWN TO SCALE

7' East sideyard variance

C: Reasons for request:

(1) The requested variance will not create an undesirable change in the character or the neighborhood or detriment to nearby properties in that:

It will not be undesirable 20' x 12' Deck with composite Top and Trim will look better than Rock.
The Neighbor has a row of trees along driveway they can't see it and its at pretty much ground level.

(2) The benefits sought by the applicant cannot be achieved by any other feasible method because:

ITS A Deck going over uneven Rock.
IS Concrete - Chance of Cracking and Pulling apart - as not thick
Just want a Flat Surface for walking

(3) The requested variance is not substantial in that: Small area to help for
Better access to residence safely

(4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because: Its a ground level
Deck just for flat area instead of vertical deck.
I doesn't block any views, not for anyone walkway, its along
a row of trees and the only people to see it are the owners

D: State Inspection:

Applicant agrees that members of the Joint Town/Village Zoning Board of Appeals may inspect the property site of the application by appointment or at other times as agreed to by the applicant and the Board. Please list preferred days/times:

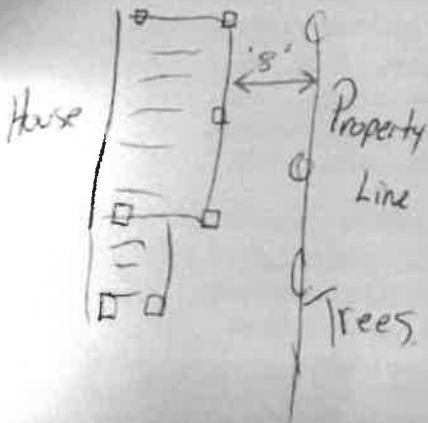
Anytime / Any Day

Dated: 10-9-24 Phone #: 1-585-330-6228

Applicants Name: DAVE + PAT Krable (please print)

Mailing Address: (Site) address 15611 Lyellton Drive Claydon NY 13624
(Home) 637 Taylor Rd. Horse Falls NY, 14472

Applicants Signature: David Krable



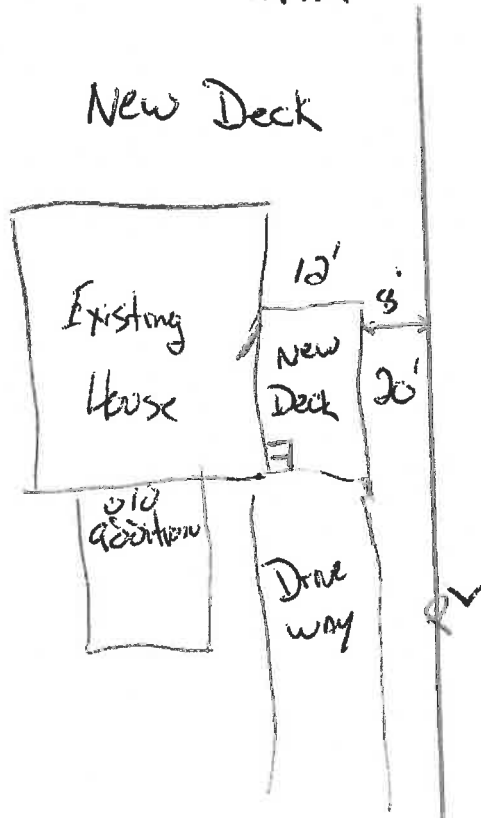


RESIDENTIAL/COMMERCIAL ROOFING - SIDING - WINDOWS - DOORS - DECKING - STONEVENEER - TOOLS - GUTTER

Pat + Dave Kneble

Lyellton Drive

New Deck



— ErieMaterials.com —



OBJECTID	Parcel ID Number	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
12994	20.11-1-1-33	Veary Co-Trustee, James F	15681 Lyellton Dr	Clayton	NY	13624
12995	20.11-1-1-34	Knebel, Patricia L	637 Taylor Rd	Honeoye Falls	NY	14472
12996	20.11-1-1-35	Ahles, David L	1103 Rail Fence Rd	Carmillus	NY	13031
13056	20.11-2-12.53	Thomas, Bruce D	49 Port Jenkins Ln	White Haven	PA	18661

VILLAGE OF CLAYTON

Zoning Officer

Richard Ingerson
Office Hours
Mon. Through Fri.
7:00 AM-12:00 PM & 1:00 PM-3:30 PM

Zoning Department

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Clayton, NY 13624
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Lori Amot
Dale Maclaughlin
Ashley Pastorius
Clyde (Chip) Garnsey
(Alternates)
Nick Reddick

NOTICE OF PUBLIC HEARING

Please take notice that the following public hearing will be held by the Joint Village/Town of Clayton Zoning Board of Appeals on **September 16, 2024 at 7:00 PM** in the Town's Recreational Park, 600 East Line Road, Clayton, NY 13624 as required by the Local Zoning Law to hear all persons concerned with the Boards consideration in granting an area variance to **William J. Bonczyk** on the property located at 309 Jane Street, Clayton, in the Neighborhood Residential district, Tax Map # 20.47-2-40, to erect a garage closer to a property line than is allowed by Article XII, § 132-87-B of the Local Zoning law.

All parties in interest and citizens will be given the opportunity to be heard in respect to such application. Persons may appear in person or by agent. Written comments must be received prior to the hearing. The above application is open for inspection in the **Town Offices, 405 Riverside Drive, Clayton.**

Richard Ingerson
Zoning Officer

ZONING BOARD OF APPEALS
Village OF CLAYTON
APPLICATION FOR AN AREA VARIANCE

For Official use only

Application #: V-VAR-006-24
Date of Application: 9/4/24
Application Fee Received: \$150.00 #143
Date of Public hearing: 9/16/24 7:00PM

Zoning District: Neighborhood Residential
Tax Map #: 20.47 Block #: 2 Lot: 40

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and Interest:

The applicant(s) William & Joann Bonczyk
is/are the owner(s) of property situated at the following
address: 309 Jane St.
Clayton 13624

The above described property was acquired by the applicant(s) on
8/19/22
Date

B: The applicant requests the following **AREA** variance to:

Erect Garage
The area or dimensional variance requested is as follows:
10' North Rear yard & 10' East Side yard

ATTACH A SITE PLAN DRAWN TO SCALE

C: Reasons for request:

- (1) The requested variance will not create an undesirable change in the character of the neighborhood or detriment to nearby properties in that:
Along with other improvements i.e. fence, landscape it will be more attractive and provide storage and parking for vehicle.

(2) The benefits sought by the applicant cannot be achieved by any other feasible method because:

indoor storage for
items is accomplished with paid storage
unit. Vehicle outside

(3) The requested variance is not substantial in that:

set-back
requirements can not be met due to
size of lot.

(4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because:

it will be in back yard ~~off~~ out
of sight

D: Site Inspection:

Applicant agrees that members of the Joint Town/Village Zoning Board of Appeals may inspect the property site of the application by appointment or at other times as agreed to by the applicant and the Board.

Please list preferred days/times:

Any day or time will be fine

Dated: 8/28/24 Phone #: (585) - 698-9167

Applicant's Name: William J. Bonczyk (please print)

Mailing Address: 309 Jane St.
Clayton 13624

Applicant's Signature:



20.38

STREET N
SITE 42.2

STREET
40

JANE
(40' WIDE)

2

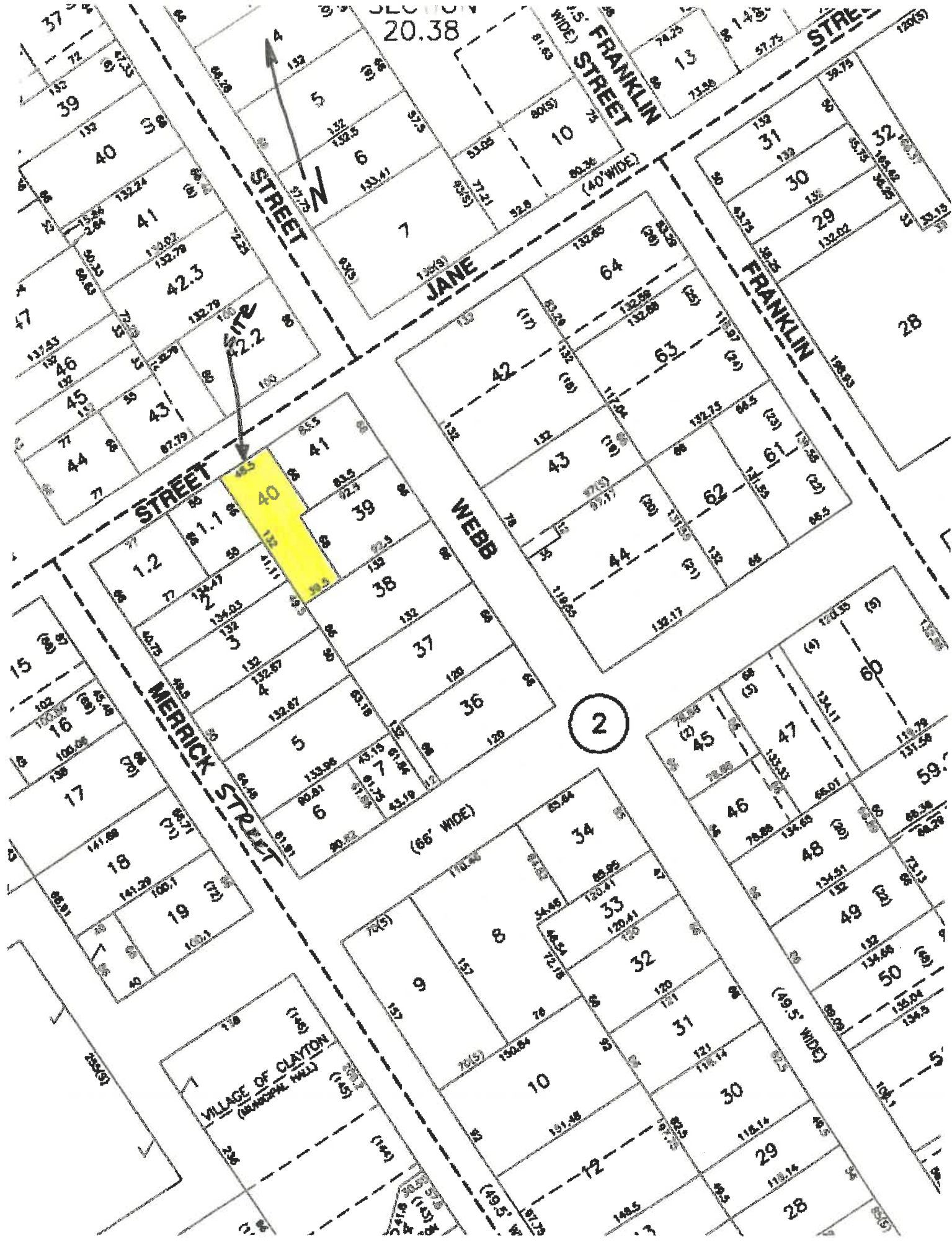
WEBB
(66' WIDE)

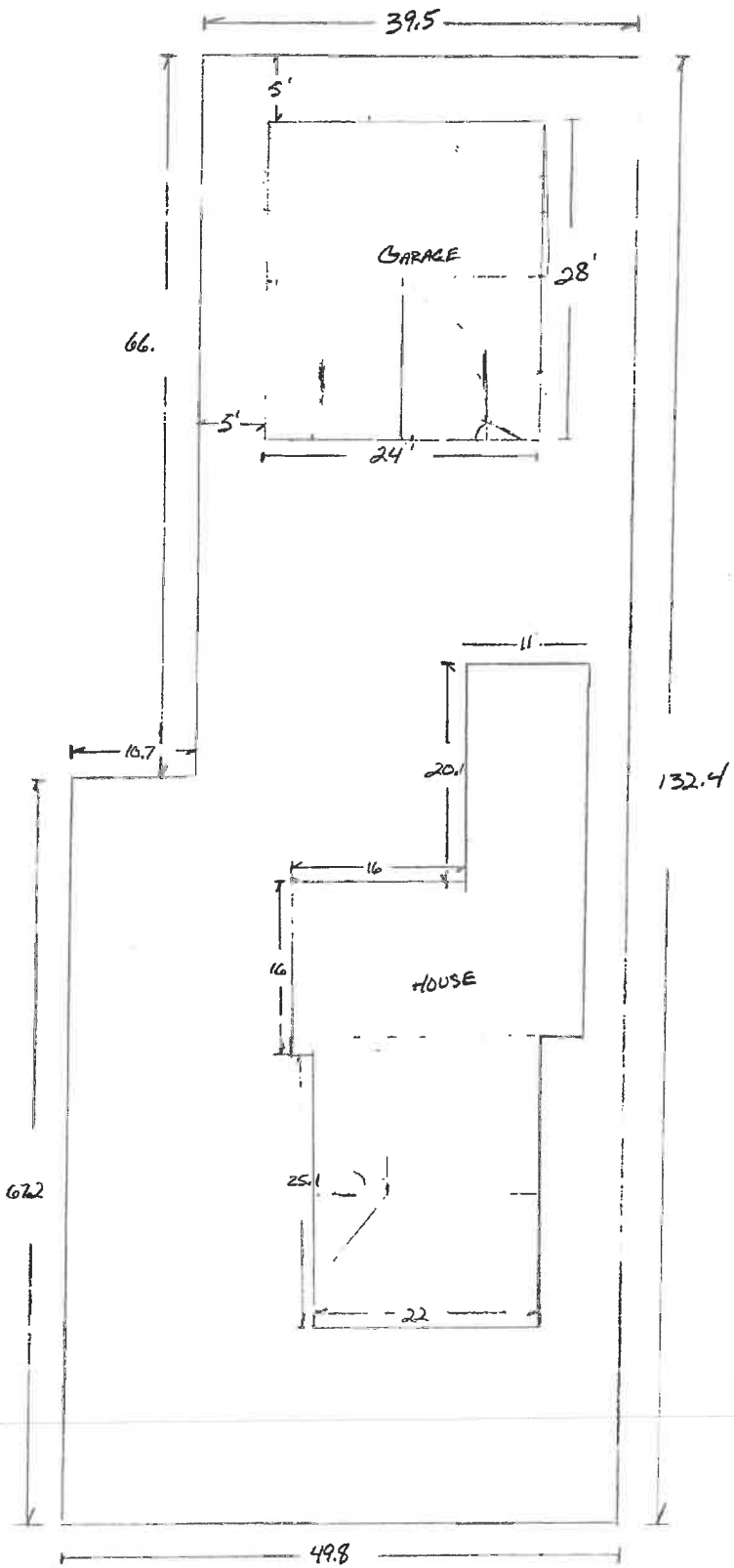
MERRICK STREET

(49.5' WIDE)

VILLAGE OF CLAYTON
(MUNICIPAL HALL)

(49.5' WIDE)

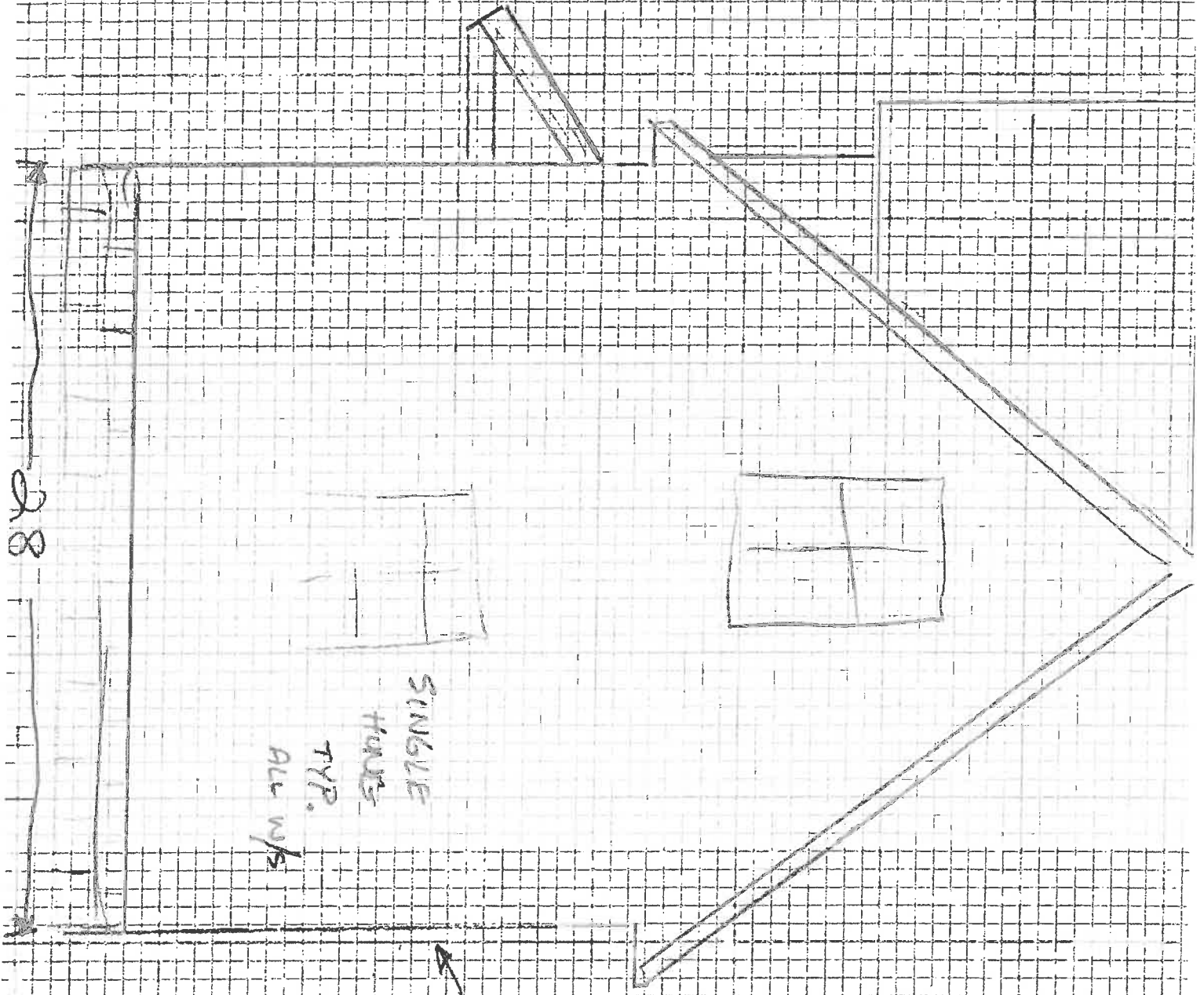




Bonczyk, Bill
 309 Jane St



585-698-9167

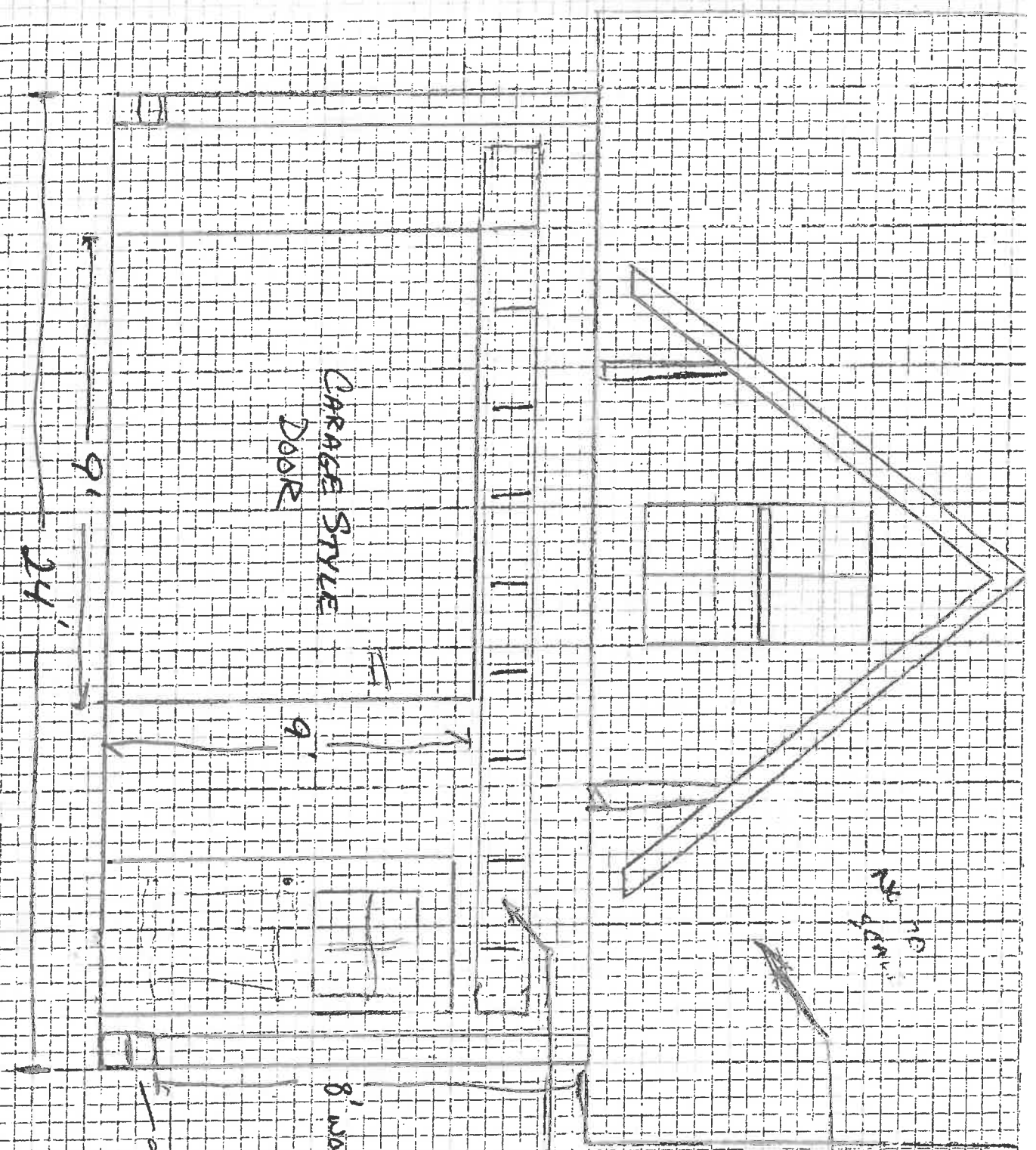


SINGLE
HANDS
TYP.
ALL W/S

28

← 2 WINDOWS

Indest. Elevation
Bonzylk
300 Jane St



NO
W/ DASH

BRICK
ARCHITECTURE
SHINGLE

BRICK
OVERHANG ONLY

8' WALLS

LP SMART
BOARD/PANELS

2 COURSE
BRICK

GARAGE STYLE
DOOR

9'

24'

9'

Banczyk
309 Jane St
North Elevation



Village of Clayton
Zoning Department
405 Riverside Drive
Clayton, NY 13624

Telephone: (315) 686-3512 X 28 Fax (315) 686-2651

COPY

APPLICATION FOR ZONING PERMIT

PERMIT#: V-016-24	Tax Map #: 20.47-2-40	Property Address: 309 Jane St Clayton, New York 13624
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APPLICANT NAME: William Bonczyk TELEPHONE NUMBER:

STATUS: **Denied**

LOCATED ON: South

SIZE OF LOT: .14 acres

OTHER BUILDINGS ON SAME LOT: House, shed

IS PROPOSED TO ERECT: Erect a 24' x 28' detached garage

BUILDING TO BE USED AS: Garage PROPOSED SIZE OF BUILDING: 24' x 28'

TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS: 672 sqft with storage above

SQ.FT. FURTHER DESCRIPTION OF PROPOSED ACTIVITY:

PROPOSED COST: \$.00 ESTIMATED DATE CONSTRUCTION TO BEGIN: September

IS PROPERTY LOCATED WITHIN FLOOD HAZARD AREA? No

IN CONSIDERATION OF THE GRANTING OF THIS PERMIT I AGREE TO ABIDE BY ALL BUILDING, ZONING & HEALTH ORDINANCES AND OTHER RULES AND REGULATIONS OF THE VILLAGE, AND NOT TO MAKE ANY CHANGES WITHOUT NOTIFYING ZEO. I ALSO DO HEREBY AFFIRM THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Owners's Signature

Owner's Address

Date

Agent's Signature

Agent's Address

Date

Permit Issued: 09/06/2024

Fee Paid: \$.00

ZEO Signature

Date

OBJECTID	Parcel ID Number	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
13363	20.38-2-42.2	Ledoux, Peter W	330 Webb St	Clayton	NY	13624
13365	20.38-2-43	Cole, Earl W	312 Jane St	Clayton	NY	13624
13730	20.47-2-1.1	Leavery, Victor Ray	313 Jane St	Clayton	NY	13624
13740	20.47-2-2	Bartlett Gorczynski LfTenant, Renate L	407 Merrick St	Clayton	NY	13624
13752	20.47-2-3	Durford, Ronald N	411 Merrick St	Clayton	NY	13624
13760	20.47-2-38	Mattson, Jane	9 Hillside Dr	Toronto Ontario		M4K2M1
13761	20.47-2-39	Olson, Bryan R	42435 Brannaugh Rd	Redwood	NY	13679
13763	20.47-2-40	Bonczyk, William J	6604 Lakeside Rd	Ontario	NY	14519
13764	20.47-2-41	Marks, Glen	P.O. Box 660	Cape Vincent	NY	13618