

CLAYTON JOINT TOWN/VILLAGE ZONING BOARD OF APPEALS AGENDA

Meeting of **Monday, November 18, 2024 at 7:00 PM**

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

7:00 PM: Public hearing for David E. Parker.  
Area variance for a boathouse in the Marine Residential District.  
(Town)

7:00 PM: Public hearing for Thousand Islands Arts Center.  
Area variance for signage for max sign size and total sq.ft in  
Riverwalk-A District.  
(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 **November 18, 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 **David E. Parker** on their property located 17787 Reed Point Road, Clayton NY 13624 in the Marine Residential district, Tax Map # 13.13-1-5. The petitioner is requesting to erect a boathouse 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-009-24  
Date of Application: 11/7/24  
Application Fee Received: \$150.00 #1218  
Date of Public hearing: 11/18/24 7:00 PM

Zoning District: MARINE RESIDENTIAL  
Tax Map #: 13.13 Block #: 1 Lot: 5

**TO THE ZONING BOARD OF APPEALS**

**A: Statement of Ownership and interest:**

The applicant (s) DAVID PARKER  
Is/are the owner (s) of property situated at the following address:  
17787 REEF POINT ROAD  
FISHERS LANDING, NY 13641  
The above described property was acquired by the applicant (s) on \_\_\_\_\_ Date

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

SLIGHTLY EXPAND THE SIZE OF AN EXISTING STRUCTURE.  
The area or dimensional variance requested is as follows:  
WE REQUEST A 6'-9 1/4" VARIANCE ON THE REAR  
PROPERTY LINE. NEW EXPANSION TO BE 23'-2 3/4" FROM  
PROPERTY LINE.  
6'9 1/4" West Rear Yard Variance  
**ATTACH A SITE PLAN DRAWN TO SCALE**

**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:  
THE EXISTING STRUCTURE IS EXTREMELY DILAPIDATED. THE  
PROPOSED WORK WILL BE A SUBSTANTIAL IMPROVEMENT  
FOR THE CHARACTER OF THE NEIGHBORHOOD.
  
- (2) The benefits sought by the applicant cannot be achieved by any other feasible method because:  
WE ARE RENOVATING AN EXISTING STRUCTURE.

(3) The requested variance is not substantial in that: THERE IS EXISTING DECK  
LESS THAN 5' FROM THE SAME PROPERTY LINE. OUR  
REQUEST IS NOT SUBSTANTIAL IN THAT IT IS UNDER  
7.0'

(4) The proposed variance will not have an adverse effect or impact on the physical and  
environmental conditions of the neighborhood or district because: THE CURRENT  
STRUCTURE IS FALLING INTO THE RIVER. THE RENOVATED  
STRUCTURE WILL IMPROVE THE PHYSICAL &  
ENVIRONMENTAL CONDITIONS OF THE NEIGHBORHOOD.

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:

Mon. - Sunday 9:00 - 5:00.

Dated: 11-01-2024 Phone #: 607-972-1669

Applicants Name: DAVID PARKER (please print)

Mailing Address: 7 AZALEA DRIVE  
APALACHIN, NY 13732

Applicants Signature: 





**Town of Clayton**  
**Zoning Department**  
 405 Riverside Drive  
 Clayton, NY 13624

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

## APPLICATION FOR ZONING PERMIT

PERMIT#: T-082-24	Tax Map #: 13.13-1-5	Property Address: 17787 Reed Point Rd Clayton, New York 13641
-------------------	----------------------	--

APPLICANT NAME: Roy Stephen Parker TELEPHONE NUMBER:

STATUS: **Denied**

LOCATED ON: North

SIZE OF LOT: .30 acres

OTHER BUILDINGS ON SAME LOT: Boathouse (Existing)

IS PROPOSED TO ERECT: Erect a boathouse with deck and covered porch

BUILDING TO BE USED AS: Boathouse PROPOSED SIZE OF BUILDING: TBD

TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS: TBD

SQ.FT. FURTHER DESCRIPTION OF PROPOSED ACTIVITY:

PROPOSED COST: \$.00

ESTIMATED DATE CONSTRUCTION TO BEGIN: November

IS PROPERTY LOCATED WITHIN FLOOD HAZARD AREA? Yes

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 TOWN, AND NOT TO MAKE ANY CHANGES WITHOUT NOTIFYING THE TOWN CLERK. I ALSO DO HEREBY AFFIRM THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

COPY

_____ Owners's Signature	_____ Owner's Address	_____ Date
_____ Agent's Signature	_____ Agent's Address	_____ 11/7/24 Date

Permit Issued: 11/07/2024

Fee Paid: \$.00

_____ ZEO Signature	_____ 11/7/2024 Date
------------------------	----------------------------

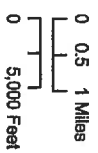
OBJECTID	Parcel ID Number	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
10216	13.13-1-5	Parker, Roy Stephen	7 Azalea Dr	Apalachin	NY	13732
10217	13.13-1-6.1	Allen Trustee, Jeffrey R	2611 N Chateau Dr	Port Clinton	OH	43452
10219	13.13-1-6.3	Parker, David E	7 Azalea Dr	Apalachin	NY	13732

# PROJECT LOCATION MAP:

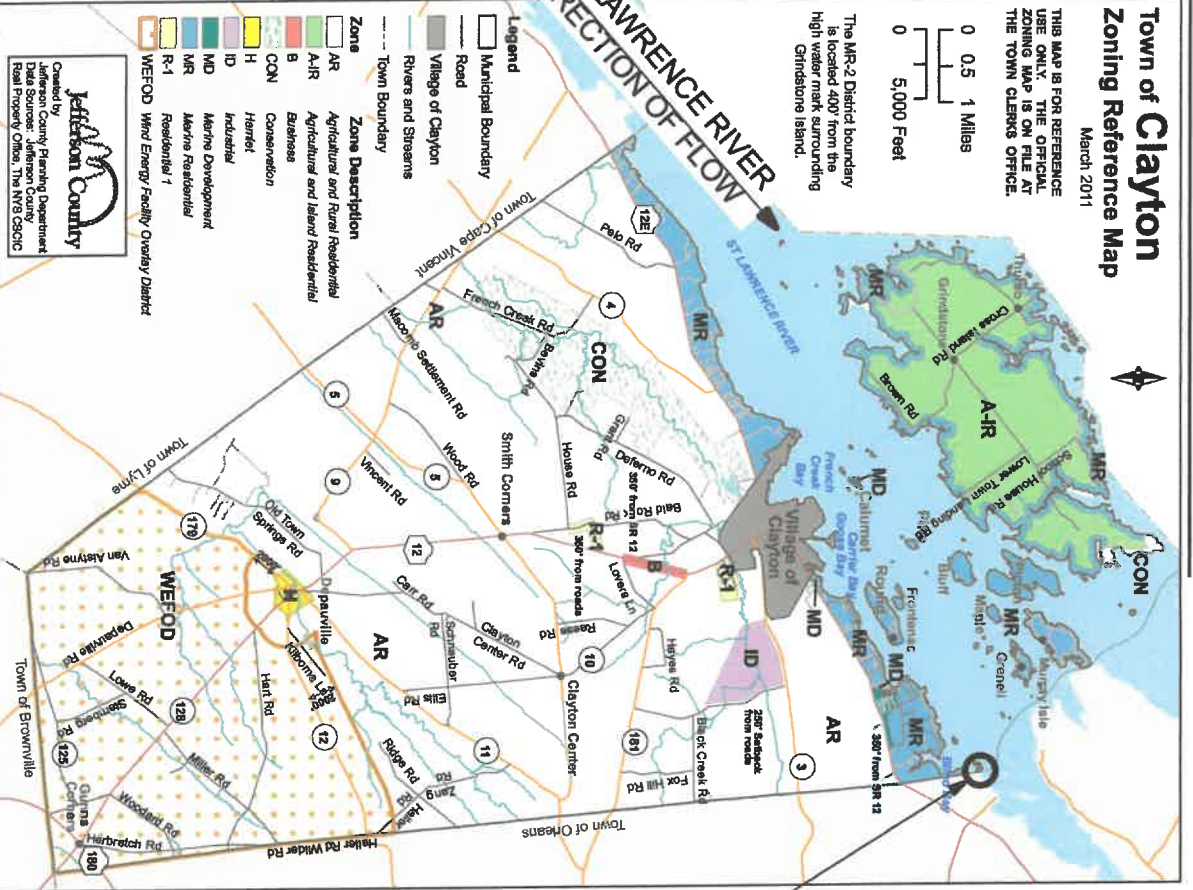
## Town of Clayton Zoning Reference Map

March 2011

THIS MAP IS FOR REFERENCE USE ONLY. THE OFFICIAL ZONING MAP IS ON FILE AT THE TOWN CLERK'S OFFICE.



The MR-2 District boundary is located 400' from the high water mark surrounding Grindstone Island.



# PROJECT DATA:

## CODE ANALYSIS:

**OCCUPANCY -** R - SINGLE-FAMILY DWELLING  
**CONSTRUCTION CLASSIFICATION -** TYPE VB

**SQUARE FEET -** TOTAL WATER COVERAGE - 1,366 SQ.FT.

**DESCRIPTION -** DOCK LEVEL LIVING - 424 SQ.FT.  
DOCK LEVEL STORAGE - 494 SQ.FT.  
DOCK LEVEL PORCHES - 220 SQ.FT.  
SECOND FLOOR LIVING - 918 SQ.FT.  
SECOND FLOOR DECK - 135 SQ.FT.

**TAX MAP NO.** 13.13-1-5 & 13.13-1-6.3

## PROJECT LOCATION

## APPLICABLE CODES:

2020 STATE OF NEW YORK BUILDING CODE

## BUILDING DEPARTMENTS:

TOWN OF CLAYTON ZONING OFFICE  
405 RIVERSIDE DRIVE, CLAYTON, NY 13624  
CODE ENFORCEMENT OFFICER - RICHARD INGERSON

## PARKER BOATHOUSE

17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13824



TAYLORED ARCHITECTURE PLLC  
www.taylorredarch.com  
38907 Delton Lane  
Clayton, NY 13624  
tel. 315.598.8936  
email. jif@taylorredarch.com

SHEET NO.

**G**  
**1.0**

SHEET TITLE:

TITLE SHEET

**FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION**

OCTOBER 21, 2024

© TAYLORED ARCHITECTURE 2024





SHEET NO.

**G**  
**1.1**

SHEET TITLE:

**PROPOSED NORTHWEST  
PERSPECTIVE**

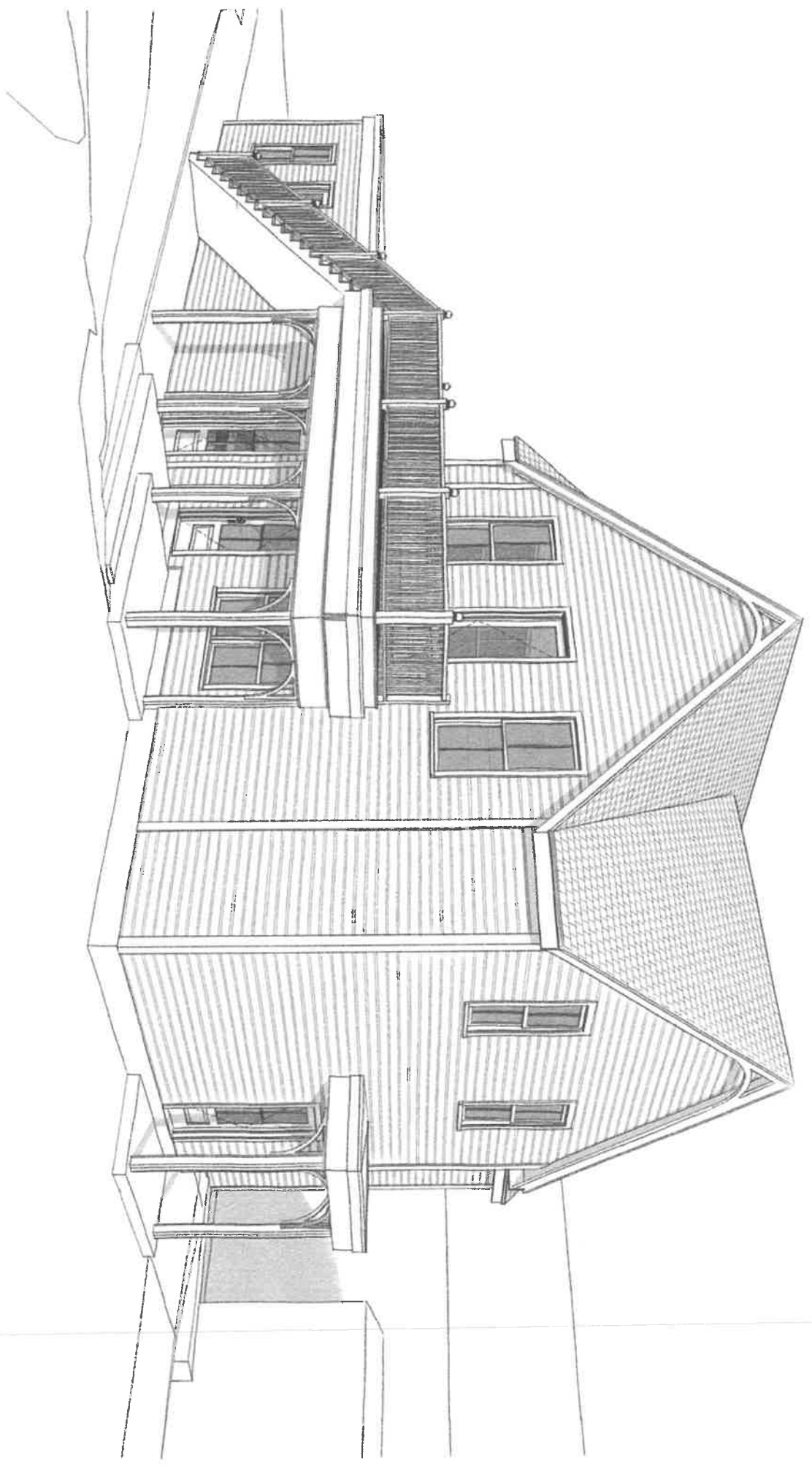
**FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION**

OCTOBER 21, 2024

© TAYLORED ARCHITECTURE 2024

**PARKER BOATHOUSE**  
17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13824

TAYLORED  
**ARCH**  
TAYLORED ARCHITECTURE PLLC  
www.taylorredarch.com  
38907 Dalton Lane  
Clayton, NY 13824  
tel. 315.399.8936  
email: jrh@taylorredarch.com



SHEET NO.

**G**  
**1.2**

SHEET TITLE:

**PROPOSED SOUTHWEST  
PERSPECTIVE**

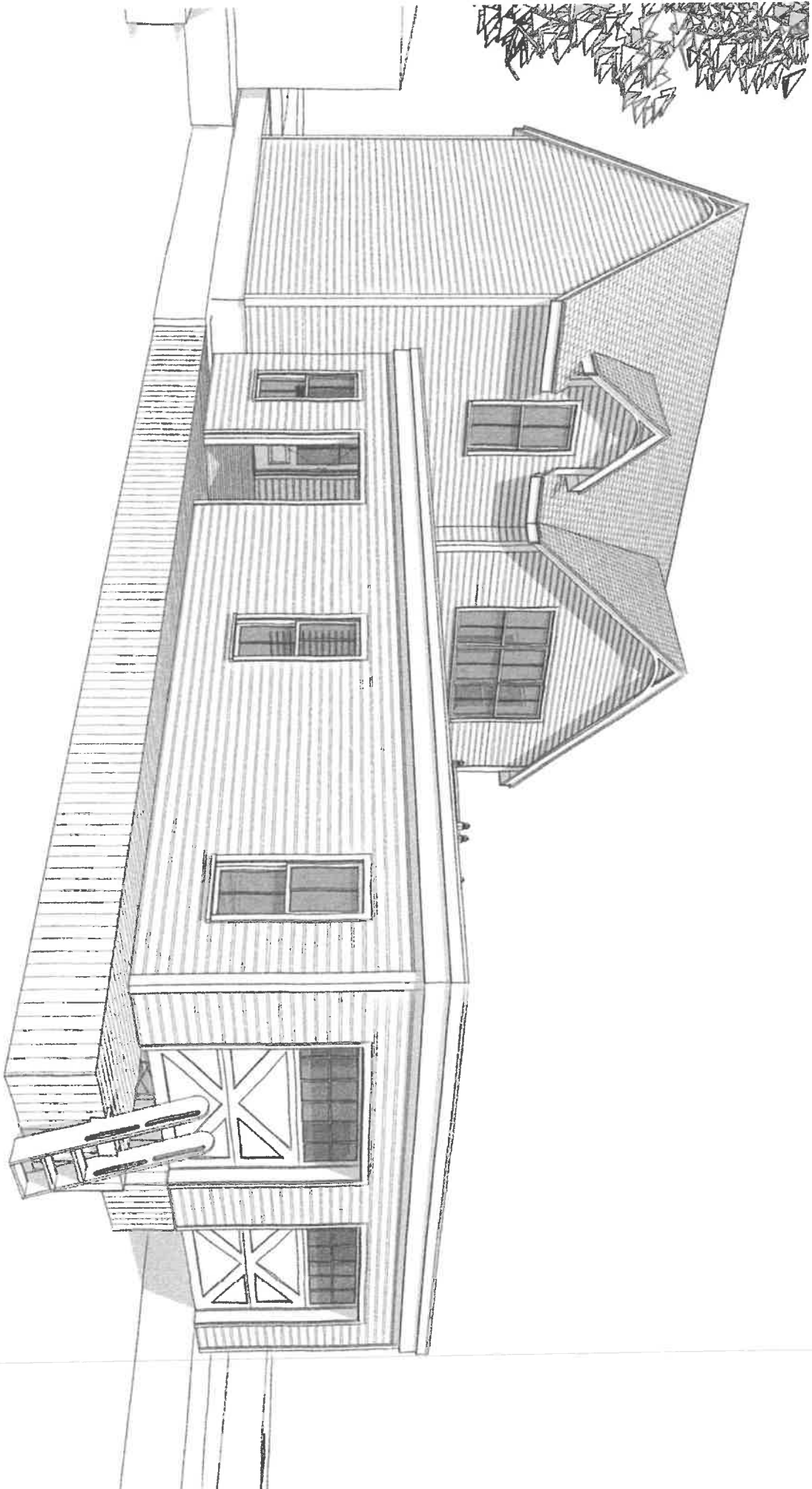
**FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION**

OCTOBER 21, 2024

© TAYLORED ARCHITECTURE 2024

**PARKER BOATHOUSE**  
17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13824

TAYLORED  
**ARCH**  
TAYLORED ARCHITECTURE PLLC  
www.taylorredarch.com  
38907 Delton Lane  
Clayton, NY 13824  
tel. 315.389.8936  
email. jf@taylorredarch.com



SHEET NO.

**G**  
**1.3**

SHEET TITLE:

**PROPOSED NORTHEAST  
PERSPECTIVE**

**FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION**

OCTOBER 21, 2024

© TAYLORED ARCHITECTURE 2024

**PARKER BOATHOUSE**  
17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13624

TAYLORED  
TAYLORED ARCHITECTURE PLLC  
www.taylorredarch.com  
38907 Dekon Lane  
Clayton, NY 13624  
tel. 315.399.8996  
email. jll@taylorredarch.com

SHEET NO. C

1.0

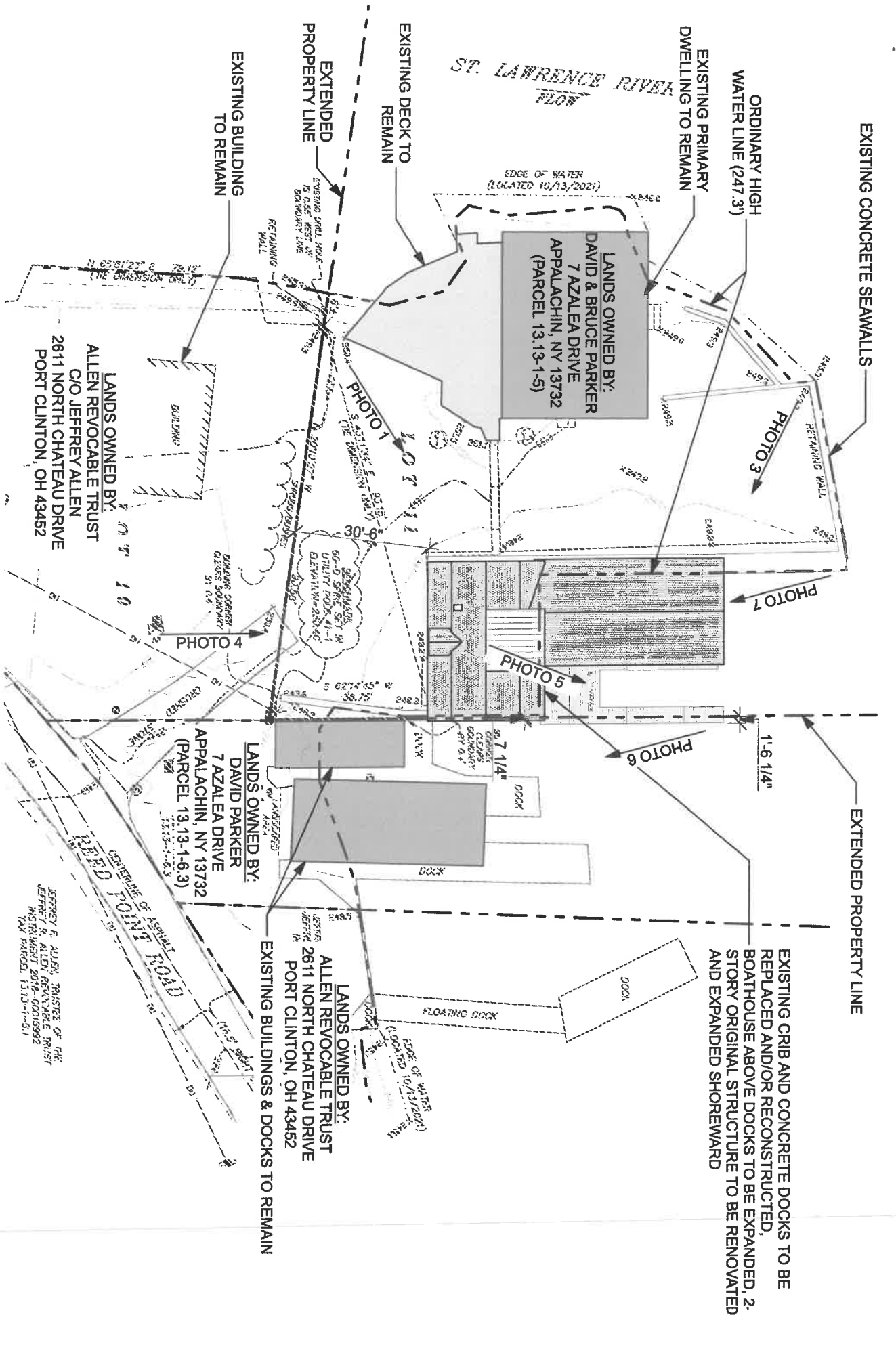
FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

EXISTING SITE PLAN  
SCALE: 1" = 30'

SHEET TITLE:  
PLAN NORTH

PARKER BOATHOUSE  
17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13624

TAYLORED ARCHITECTURE PLLC  
www.taylorredarch.com  
38907 Dalton Lane  
Clayton, NY 13624  
tel. 315.399.8936  
email: jll@taylorredarch.com



SHEET TITLE:

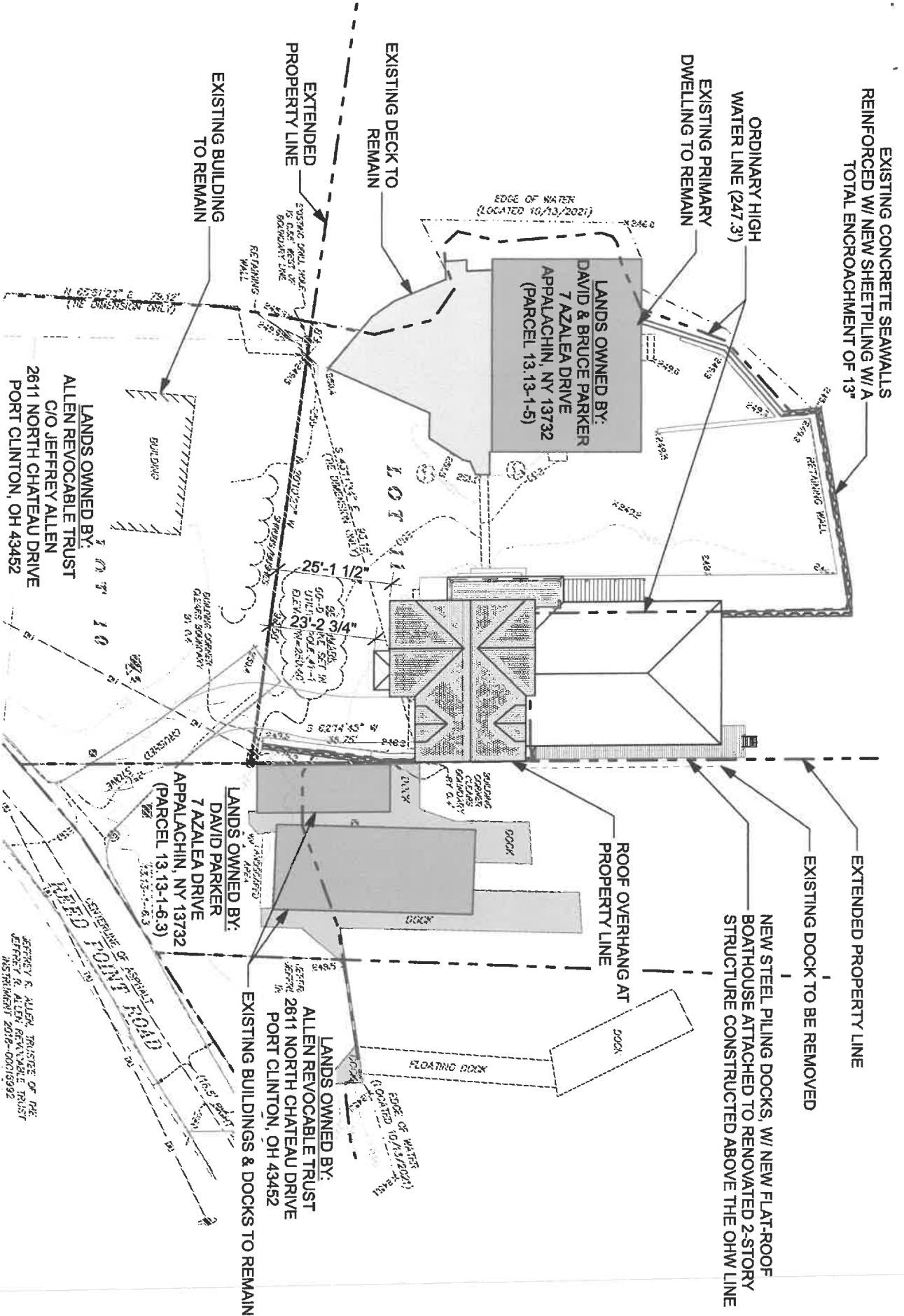
PLAN NORTH

PARKER BOATHOUSE

17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13624

TAYLORED ARCHITECTURE PLLC

www.taylorredarch.com  
38907 Dalton Lane  
Clayton, NY 13624  
tel. 315.399.8936  
email: jll@taylorredarch.com







4 VIEW LOOKING NORTH



3 VIEW LOOKING SOUTHEAST



2 VIEW LOOKING NORTHWEST



1 VIEW LOOKING NORTHEAST

SHEET NO.

C  
1.2  
A

SHEET TITLE:

FOR PERMITTING ONLY EXISTING SITE PHOTOS (PARCEL 13.13-1-5)  
NOT FOR CONSTRUCTION

OCTOBER 21, 2024

@ TAYLORED ARCHITECTURE 2024

**PARKER BOATHOUSE**

17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13624

TAYLORED ARCHITECTURE PLLC  
www.taylorredarch.com  
38907 Dakon Lane  
Clayton, NY 13624  
tel. 315.389.8936  
email: jth@taylorredarch.com

# ARCH



7 VIEW LOOKING SOUTH



6 VIEW LOOKING SOUTH



2 VIEW LOOKING NORTHWEST



5 VIEW LOOKING NORTHEAST

SHEET NO.

C

1.2

B

SHEET TITLE:

FOR PERMITTING ONLY EXISTING SITE PHOTOS (PARCEL 13.13-1-6.3)  
NOT FOR CONSTRUCTION

OCTOBER 21, 2024

© TAYLORED ARCHITECTURE 2024

**PARKER BOATHOUSE**

17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13624

TAYLORED ARCHITECTURE PLLC  
www.taylorredarch.com  
38907 DeKon Lane  
Clayton, NY 13624  
tel. 315.389.8936  
email: jrl@taylorredarch.com







ORDINARY HIGH WATER LINE (247.3')



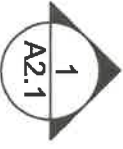
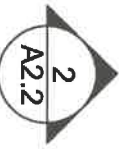
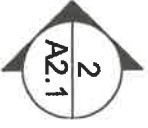
EXTENDED PROPERTY LINE

ORDINARY HIGH WATER LINE (247.3')



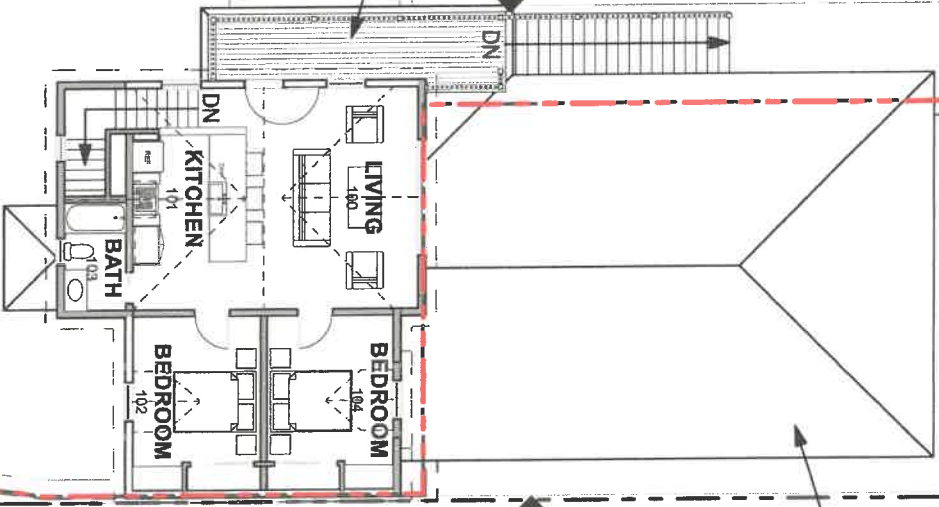
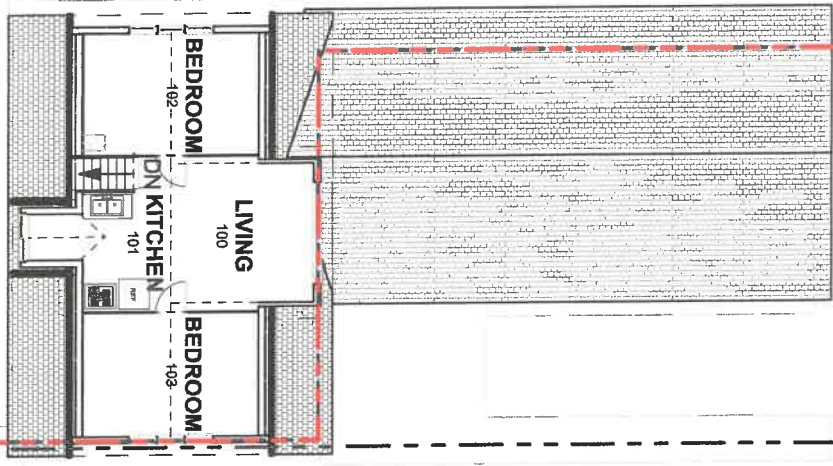
EXTENDED PROPERTY LINE

LOW PITCH EPDM ROOF TO ALLOW VIEW FROM LIVING AREA



2 EXISTING FIRST FLOOR PLAN

1 PROPOSED FIRST FLOOR PLAN



SECOND FLOOR DECK ENTIRELY ABOVE OHW

SHEET NO.

A 1.1

SHEET TITLE:

SECOND FLOOR PLANS

SCALE: 1/16" = 1'-0"

FOR PERMITTING ONLY NOT FOR CONSTRUCTION

OCTOBER 21, 2024

PLAN NORTH



PARKER BOATHOUSE

17787 & 17791 REED POINT ROAD CLAYTON, NEW YORK 13624

© TAYLORED ARCHITECTURE 2024

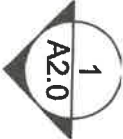
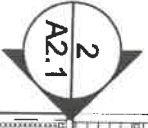
TAYLORED ARCHITECTURE PLLC  
 www.taylorredarch.com  
 38907 Dekton Lane  
 Claydon, NY 13624  
 tel. 315.389.8936  
 email: jll@taylorredarch.com

ORDINARY HIGH  
WATER LINE (247.3')

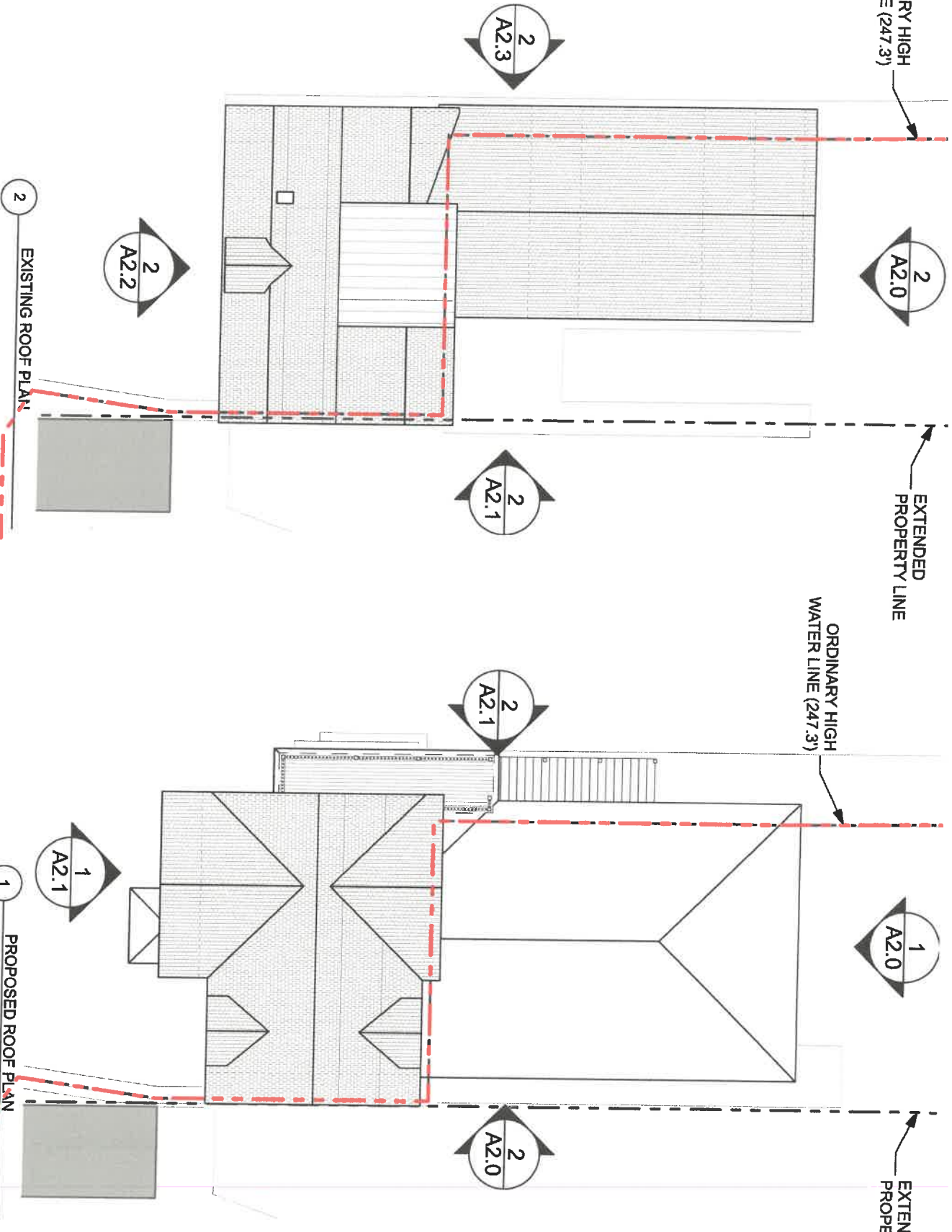


EXTENDED  
PROPERTY LINE

ORDINARY HIGH  
WATER LINE (247.3')



EXTENDED  
PROPERTY LINE



2 EXISTING ROOF PLAN

1 PROPOSED ROOF PLAN

SHEET TITLE:

SHEET NO.

A  
1.2

FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION

ROOF PLANS  
SCALE: 1/16" = 1'-0"

OCTOBER 21, 2024

© TAYLORED ARCHITECTURE 2024



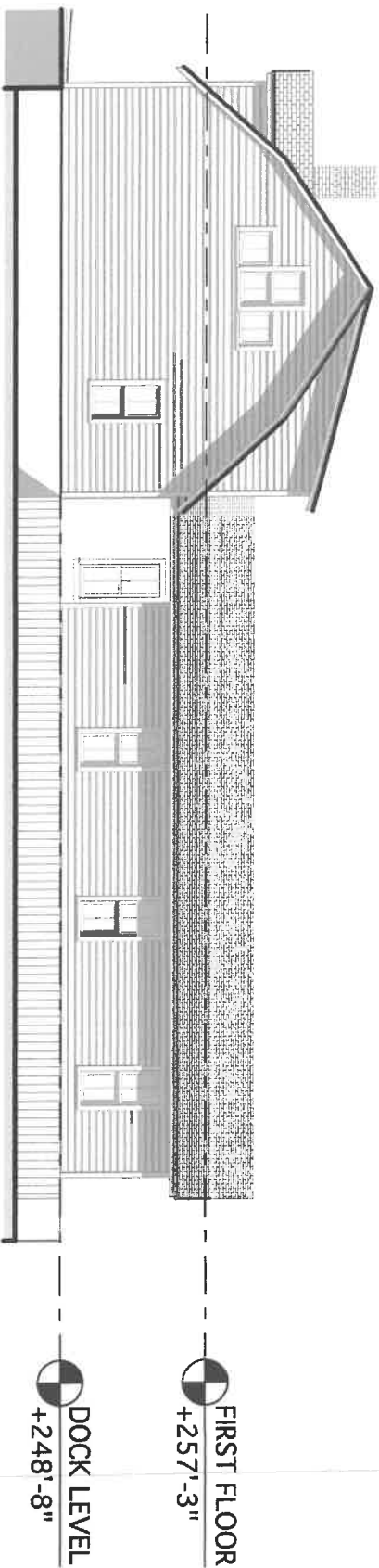
PLAN  
NORTH

PARKER BOATHOUSE

17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13624

TAYLORED  
ARCHITECTURE  
TAYLORED ARCHITECTURE PLLC  
www.taylorarch.com  
38907 Dalton Lane  
Clayton, NY 13624  
tel. 315.399.8936  
email: jh@taylorarch.com

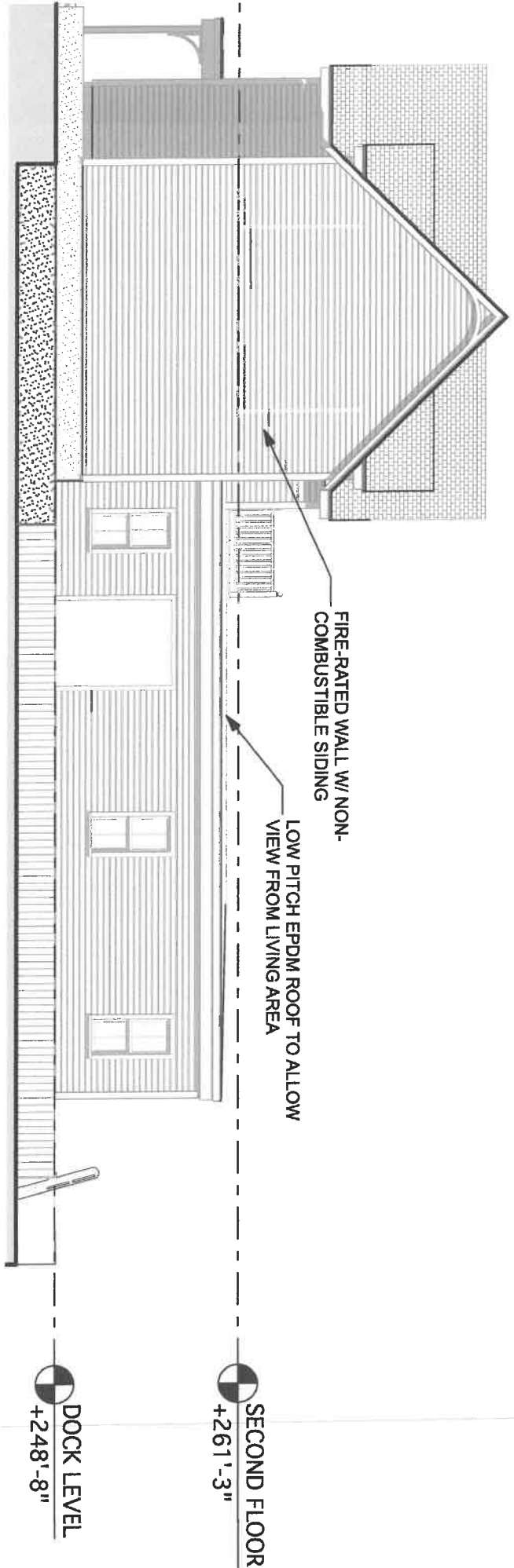




2 EXISTING EAST ELEVATION

FIRST FLOOR  
+257'-3"

DOCK LEVEL  
+248'-8"



1 PROPOSED EAST ELEVATION

SECOND FLOOR  
+261'-3"

DOCK LEVEL  
+248'-8"

SHEET NO.

SHEET TITLE:

**A**  
**2.1**

**FOR PERMITTING ONLY**  
**NOT FOR CONSTRUCTION**

**EAST ELEVATION**  
**SCALE: 3/32" = 1'-0"**

OCTOBER 21, 2024

© TAYLORED ARCHITECTURE 2024

**PARKER BOATHOUSE**  
17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13824

TAYLORED ARCHITECTURE PLLC  
www.taylorredarch.com  
38907 Dalton Lane  
Clayton, NY 13824  
tel. 315.389.8936  
email: jtl@taylorredarch.com

**ARCH**

SHEET NO.

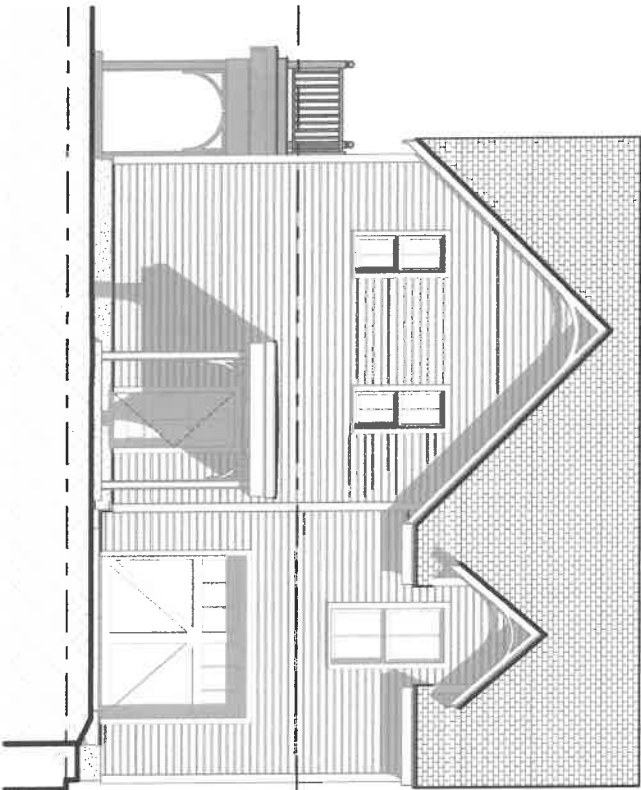
**A**  
**2.2**

**FOR PERMITTING ONLY**  
**NOT FOR CONSTRUCTION**

OCTOBER 21, 2024

**SOUTH ELEVATION**  
**SCALE: 3/32" = 1'-0"**

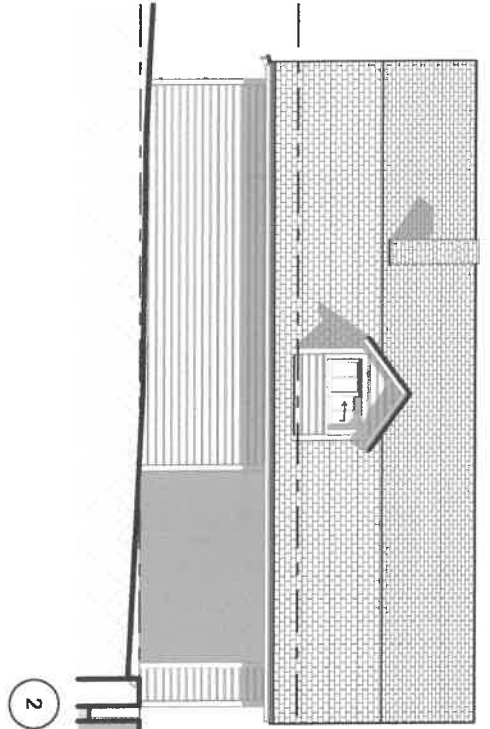
SHEET TITLE:



1 PROPOSED SOUTH ELEVATION

DOCK LEVEL  
+248'-8"

SECOND FLO  
+261'-3"



2 EXISTING SOUTH ELEVATION

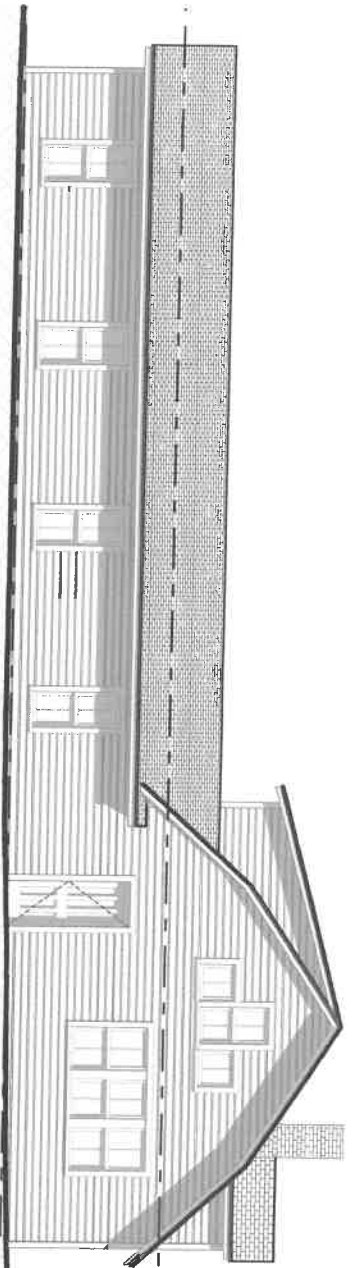
DOCK LEVEL  
+248'-8"

FIRST FLOOR  
+257'-3"

**PARKER BOATHOUSE**  
17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13824

**TAYLORED ARCH**  
TAYLORED ARCHITECTURE PLLC  
www.taylorredarch.com  
38907 Dekon Lane  
Clayton, NY 13824  
tel. 315.389.8936  
email: jf@taylorredarch.com



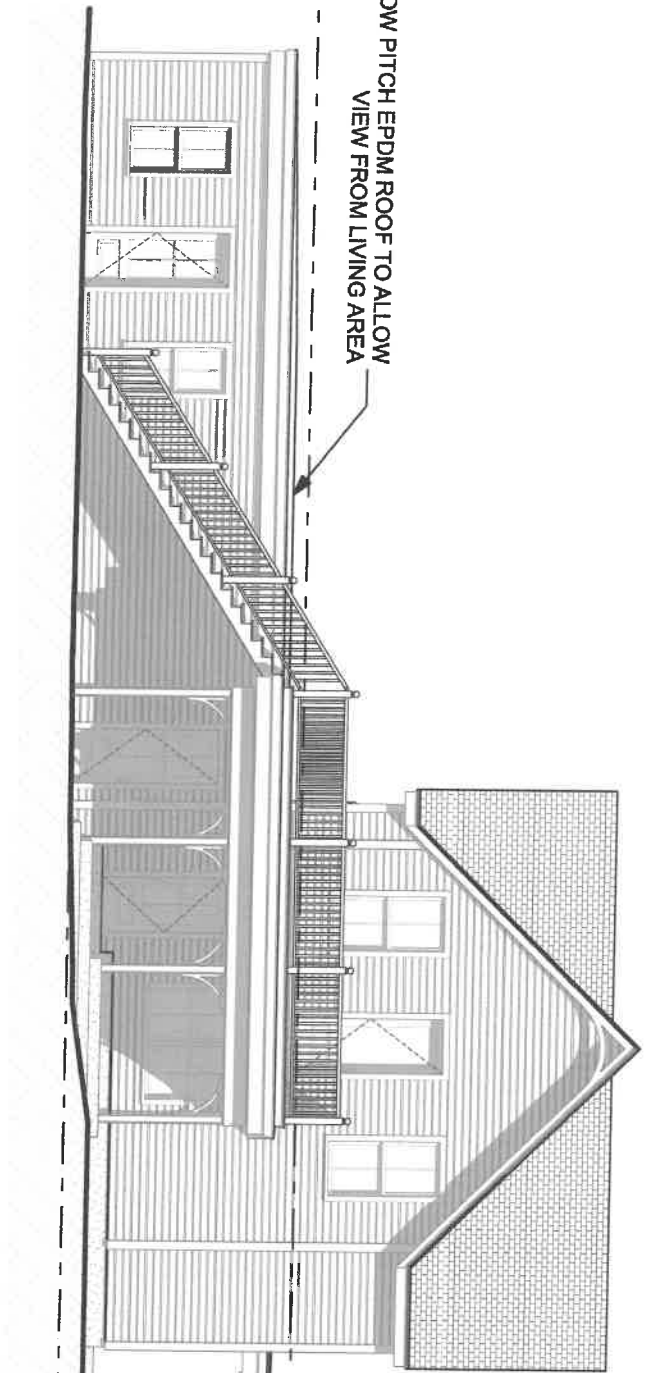


2

EXISTING WEST ELEVATION

FIRST FLOOR  
+257'-3"

DOCK LEVEL  
+248'-8"



LOW PITCH EPDM ROOF TO ALLOW  
VIEW FROM LIVING AREA

1

PROPOSED WEST ELEVATION

SECOND FLO.  
+261'-3"

DOCK LEVEL  
+248'-8"

SHEET NO.

**A**  
**2.3**

SHEET TITLE:

**FOR PERMITTING ONLY**  
**NOT FOR CONSTRUCTION**

**WEST ELEVATION**  
**SCALE: 3/32" = 1'-0"**

OCTOBER 21, 2024

© TAYLORED ARCHITECTURE 2024

**PARKER BOATHOUSE**

17787 & 17791 REED POINT ROAD  
CLAYTON, NEW YORK 13624

**TAYLORED ARCH**

TAYLORED ARCHITECTURE PLLC  
www.taylorarch.com  
38907 Dalton Lane  
Clayton, NY 13624  
Tel. 315.399.8936  
email: jh@taylorarch.com