

CLAYTON JOINT TOWN/VILLAGE ZONING BOARD OF APPEALS AGENDA

Meeting of **Monday, January 27, 2025 at 7:00 PM**

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

7:00 PM: Continued hearing for Sawyer Bach.

Area variance to erect a new shed in the Neighborhood Residential District.

(Village)

7:00 PM: Public Hearing for Terrance J. Sprague.

Area variance to locate a detached garage with future plans of a bunkhouse above in the Marine Residential District.

(Town)

New Business

Unfinished Business

Adjourn the Meeting

JOINT TOWN/VILLAGE OF CLAYTON

ZONING BOARD OF APPEALS

December 16, 2024

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

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

Townspople Present: Mark Morgia; Jeremy Kellogg; Brian Jones; Bill Knapp; Candy Duswalt; Gib Streets; Ed Wallace; Mary Ellen Wallace; Sawyer Bach; Ann Major Stevenson; Pamela McDowell.

Minutes- **MOTION** to **APPROVE** the November 18, 2024 ZBA minutes as submitted made by Dale MacLaughlin, seconded by Chip Garnsey. All in favor, motion carried.

New Business:

1. (Town)

Applicant: Francis E. Grassi

Application Number: T-VAR-010-24

Action: 7'-6" West & East side-yard variance

20' South rear-yard variance

27'-7" North front-yard variance

Site Location: 16649 Jackson Lane, Clayton, NY 13624 (Tax Map #20.08-1-9)

Information: The applicant is requesting variances to add a second floor to an existing attached garage and reconstruct a deck and add a roof to the deck. Brian Jones of Aubertine and Currier Architects presented the plans. The garage and second floor additions will match the existing structure. The applicant's lot is narrow and creates challenges to meet setbacks for the garage but the applicant is able to meet half or the 15' requirement. The rear setback for the garage is in keeping with the neighboring garages and the front setback remains the same as what exists. Steve Mack received one email and one letter from the neighbors on each side of the property. Both stated that they have no objections to the variances.

MOTION to open the public hearing for the Francis E. Grassi variance application T-VAR-010-24 made by Dale MacLaughlin, seconded by Chip Garnsey. All in favor, motion carried.

No public comment.

MOTION to close the public hearing for the Francis E. Grassi variance application T-VAR-010-24 made by Ashley Owens, seconded by Dale MacLaughlin. All in favor, motion carried.

MOTION to declare Francis E. Grassi variance application T-VAR-010-24 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** Francis E. Grassi variance application T-VAR-010-24, as submitted, in order to remodel and expand an attached garage located at 16649 Jackson Lane, Clayton, NY 13624 made by Dale MacLaughlin, seconded by Lori Arnot.

AYE: Mack; MacLaughlin; Garnsey; Owens; Arnot

NAY: None ABSTAIN: None ABSENT: None

PASSED

2. (Village)

Applicant: William S. Knapp

Application Number: V-VAR-008-24

Action: 10' South rear-yard variance

Site Location: 327 Rivershore Drive, Clayton, NY 13624 (Tax Map #20.48-1-18)

Information: The applicant is requesting a variance in order to locate a pool on the back of the property. The required setback is 20' from the property line however the plans for the pool show only 10' from the property line. The applicants are having difficulty placing the pool elsewhere on the property due to the bedrock on the lower section of the property and would be too costly to remove the bedrock. The neighbors are on an elevated grade therefore the pool will not obstruct their view of the River. The Board inquired if the grade between the neighbors will cause any flooding or runoff issues for the pool but the applicant believes it will not.

MOTION to open the public hearing for the William S. Knapp variance application V-VAR-008-24 made by Dale MacLaughlin, seconded by Chip Garnsey. All in favor, motion carried.

- Ann Major-Stevenson: Ann mentioned Village Zoning Code 132-4 General Regulations that states "No building shall hereafter be erected or altered to accommodate or house a greater number of families or to have narrower or smaller rear yards, front yards, side yards, inner or outer courts than is specified herein for the district in which such building is located. No part of a yard or other open space about any building required for the purpose of complying with the provisions of this chapter shall be included as part of a yard or other open space similarly required for another building." Lori Arnot commented that the pool would not be classified as a building.

MOTION to close the public hearing for the William S. Knapp variance application V-VAR-008-24 made by Dale MacLaughlin, seconded by Chip Garnsey. All in favor, motion carried.

MOTION to declare William S. Knapp variance application V-VAR-008-24 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** William S. Knapp variance application V-VAR-008-24, as submitted, in order to construct a pool located at 327 Rivershore Drive, Clayton, NY 13624 made by Chip Garnsey, seconded by Lori Arnot.

AYE: Mack; MacLaughlin; Garnsey; Owens; Arnot

NAY: None ABSTAIN: None ABSENT: None

PASSED

3. (Village)

Applicant: Sawyer Bach

Application Number: V-VAR-009-24

**Action: 3' rear-yard variance
2' side-yard variance**

Site Location: 538 Alexandria Street, Clayton, NY 13624 (Tax Map #20.46-2-35)

Information: The applicant is requesting a variance to reconstruct a shed on the property that is in very unsafe condition and add a 10' x 10' extension. The total size of the proposed shed is 24' x 12' with a 12' peak and 3' overhang on the front. Drainage will be added to the shed roof. The lot of the property is extremely narrow, only 32'-6" wide, and creates challenges to meet setbacks. The shed cannot be moved elsewhere due to a tree on the property and an existing patio. A fence between the neighbors currently exists, the neighbors currently have a shed that sits on the property line and the space between the two homes is currently too small to allow for any vehicles to enter. Dale MacLaughlin expressed that he would like the applicant to meet the setback if possible. Ashley Owens commented that there is not a lot of space on the lot and nowhere to move things around. Chip Garnsey stated that the lot is so small that the houses sit tight next to each other. Lori Arnot stated that the shed is in keeping with the neighborhood. Dale MacLaughlin inquired if the applicant can make the shed smaller to meet the setback rather than trying to move it.

MOTION to table the public hearing and decision for the Sawyer Bach variance application V-VAR-009-24 made by Dale MacLaughlin, seconded by Chip Garnsey. All in favor, motion carried.

4. (Village)

Applicant: Jeremy Kellogg & Mark Morgia dba French Bay, Inc.

Application Number: V-VAR-010-24

Action: 20,500 sq. ft. area variance

Site Location: 530 Theresa Street (Tax Map #20.46-2-6.2) & 814 Union Street, Clayton, NY 13624 (Tax Map #20.46-2-10)

Information: The applicants are requesting a square foot area variance for the construction of five townhouses. Per Village code, they are required to have a minimum of 37,500 sq. ft. however, they would like it to be reduced to 17,000 sq. ft. The reason is so that it doesn't take away from the parking of the other French Bay owned businesses. The applicants state that the townhouses will remain aesthetically pleasing and will be marketed without yards. The applicants state that the area behind the proposed townhouses is not suitable for greenspace anyway. The requested variance will not affect the adjoining properties because they are owned by the applicants as well. Lori Arnot commented that greenspace is a necessity that should not be removed from the plans. The Board received no letters on this application.

MOTION to open the public hearing for the French Bay variance application V-VAR-010-24 made by Ashley Owens, seconded by Chip Garnsey. All in favor, motion carried.

- Candy Duswalt: Candy is a neighbor of the property and stated that the variance should not be granted for new construction when the lot is already being used for other business and that space is needed to meet the code requirements of those business. She also noted that some parking spots have already been removed for a new patio on the restaurant. She believed that the variance is not necessary as this is a self-imposed hardship.
- Ann Major-Stevenson: Ann reiterated Candy's statement about parking. The Marina has 120 boat slips, so there should be 120 parking spaces for the marina alone. The restaurant has an occupancy permit for up to 80 occupants, so there should be at least 20 additional parking spaces for patrons and at least 2 more for staff. There is also a business office that would require employee parking. Lori Arnot asked the applicants how many parking spaces total they have. Jeremy Kellogg replied that the Islander has 120 parking spaces and there are 150 parking spaces at French Bay. They have also been moving the old boats from the lot and will restore the sidewalk. Each townhouse will have its own parking space. The Board relayed that parking is a Planning Board concern however, Ann expressed that the townhomes should meet the requirement for the square feet and if they reduce the number of townhomes from 5 to 3, they would require less of a variance.

MOTION to close the public hearing for the French Bay variance application V-VAR-010-24 made by Chip Garnsey seconded by Dale MacLaughlin. All in favor, motion carried.

MOTION to declare French Bay variance application V-VAR-010-24 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 DENY the French Bay variance application V-VAR-010-24, to reduce the square footage setback requirement in order to construct townhouses located at the corner of 530 Theresa Street and 814 Union Street made by Dale MacLaughlin, seconded by Ashley Owens.

AYE: Mack; MacLaughlin; Garnsey; Owens; Arnot

NAY: None

ABSTAIN: None

ABSENT: None

DENIED

MOTION was made to adjourn the meeting at 8:30 PM by Chip Garnsey, seconded by Ashley Owens. All in favor, motion carried.

Respectfully submitted,

Mariah LaClair, Recording Clerk

DRAFT

VILLAGE OF CLAYTON

Zoning Officer

Dave Wilder
Office Hours
Mon. Through Fri.
9:00 AM-12:00 PM & By Appointment

Zoning Department

425 Mary Street
Clayton, NY 13624
(315) 686-5552

Zoning Board of Appeals

Stephen Mack
Chairman
Lori Arnot
Dale Maclaughlin
Ashley Owens
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 **December 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 **Mr. Sawyer Bach** on the property located at **538 Alexandria Street**, Clayton, in the Neighborhood Residential District, **Tax Map # 20.46-2-35**, to replace an existing storage building (10ft x 10ft) and replace and construct a larger storage building (12t x 24ft) and is requesting *side and rear set back variances* from the specifications required under Local Zoning law Article VI General Regulations, **§132-20 Accessory uses/structures**.

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 **Village Offices, 425 Mary Street, Clayton, NY**.

Dave Wilder
Zoning Officer

VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
APPLICATION FOR AREA VARIANCE

For Official Use Only

Application #:	<u>V-VAC-009-21</u>
Date of Application:	<u>12-5-24</u>
Application Fee Received:	<u>150⁰⁰</u>
Date of Public Hearing:	<u>12/16/24</u>

Zoning District: Clayton W

Tax Map #: 20.16-2-35 Block #: _____ Lot #: _____

A: Statement of Ownership and Interest:

The applicant(s) Sawyer Bach is/are
the owner(s) of property situated at the following address:

538 Alexandria St

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

7/1/2021
Date

B: The applicant requests the following AREA variance to:

reconstruct existing shed

The area or dimensional variance requested is as follows:

matching existing sheds setbacks of 3ft from side
and 2 ft from rear property
lines.

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:

There was an unsafe existing shed that
needed to be demolished.

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

narrow yard dimensions and large tree in the center of yard would not allow for setback standards to be met.

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

There was already an existing shed that was unsafe.

(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 yard is in use and upkept regularly.

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 day/Times:

Weekends 10 AM - 6 PM

Dated: 12/4/24 Phone #: 315-408-6014

Applicant's Name: Sawyer Bach
(please print)

Mailing Address: 538 Alexandria St Clayton NY

Applicant's Signature: Sawyer Bach



SITE: SANJER BOAT MUSEUM
538 ALEXANDRIA STREET

2

1

3

SECTION 20.47

SECTION 20.38

SECTION 20.48

THE ANTIQUE BOAT MUSEUM

MARTIN LUTHER KING JR. CENTER BOAT MUSEUM

THE AMERICAN HANDICAPPED MUSEUM & THOUSAND ISLANDS DEAF SCHOOL

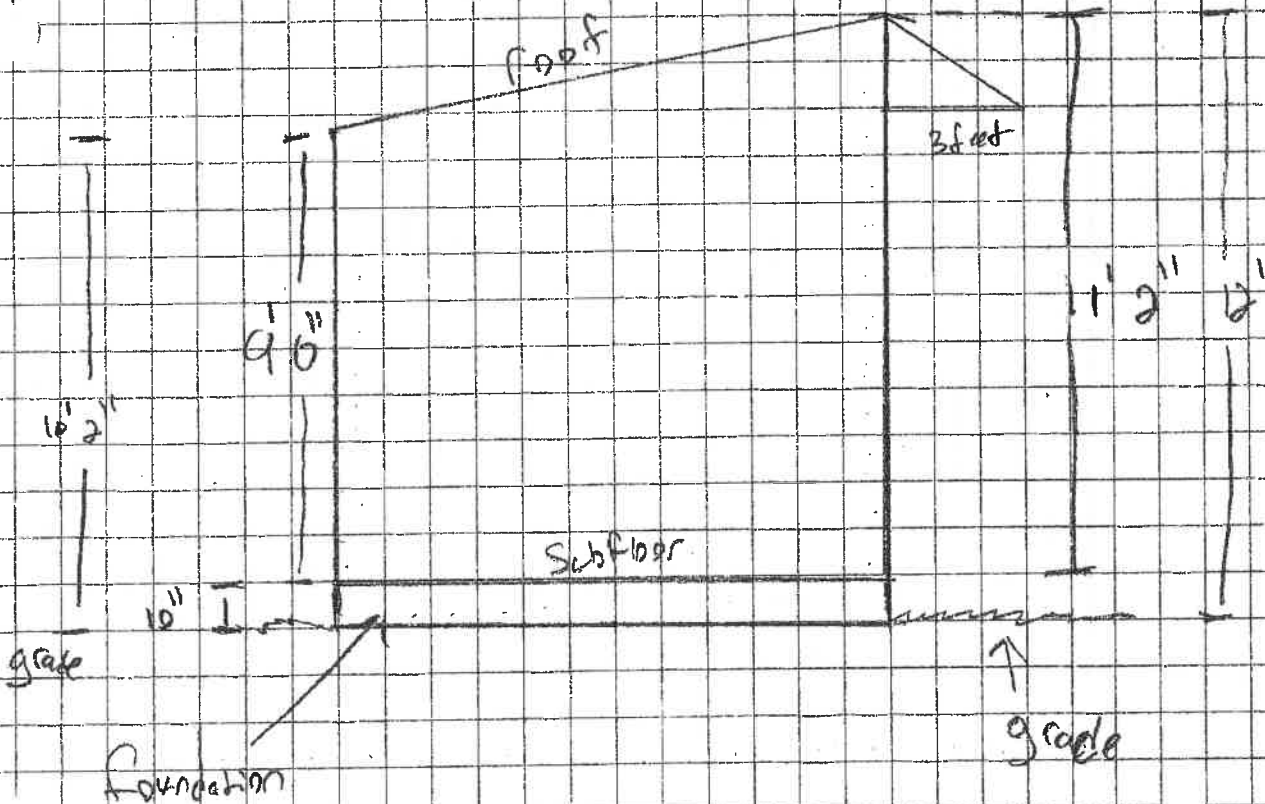
MINISTERS CHURCH & PARSONAGE

VILLAGE OF CLAYTON (PUBLIC SQUARE)

VILLAGE OF CLAYTON (MANORIAL HALL)

MARTIN LUTHER KING JR. CHURCH AND RECTORY

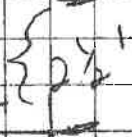
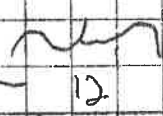
Side view



Sawyer
Bach

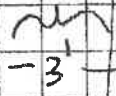
1 Foot

Property line

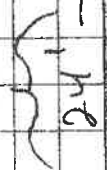


Set back

Set back



Property line



BIG

Sawyer Bach

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Shed Construction			
Project Location (describe, and attach a location map): 538 Alexandria St			
Brief Description of Proposed Action: Demolish existing shed and constructing 12' x 24' shed in place.			
Name of Applicant or Sponsor: Sawyer Bach		Telephone: 315-408-6014	
Address: 538 Alexandria St		E-Mail: Sawyerbach@gmail.com	
City/PO: Clayton		State: NY	Zip Code: 13624
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="display: flex; justify-content: flex-end; align-items: center; gap: 10px;"> <div>_____ acres 3,300 sq ft</div> <div>_____ acres - 288 sq ft</div> <div>_____ acres 3300 sq ft</div> </div>	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?
 Blanding's Turtle, Indiana ...

NO YES

16. Is the project site located in the 100-year flood plan?
 Zone C

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
 If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
 If Yes, briefly describe:
 will install french drain under eave between property line

NO YES

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
 If Yes, explain the purpose and size of the impoundment:

NO YES

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
 If Yes, describe:

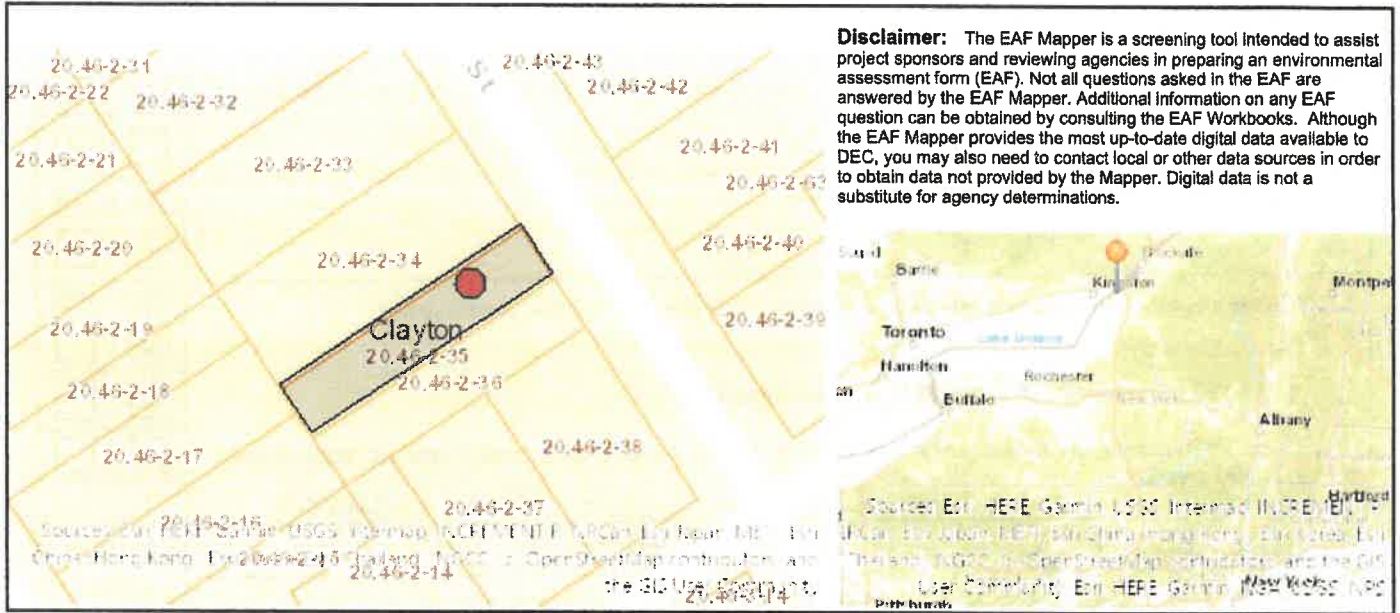
NO YES

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
 If Yes, describe:

NO YES

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Sawyer Baeh Date: 12/4/2021
 Signature: Sawyer Baeh Title: Property owner



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Blanding's Turtle, Indiana Bat, Rusty-patched Bumble Bee, Pugnose Shiner, Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

BACH

OBJECTID	Parcel ID	Nun Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
13550	20.46-2-16	Lashomb, Robert V Jr	541 Theresa St	Clayton	NY	13624
13551	20.46-2-17	Gondek, Matthew P	535 Theresa St	Clayton	NY	13624
13563	20.46-2-34	Hart, Jeanette L	534 Alexandria St	Clayton	NY	13624
13564	20.46-2-35	Bach, Sawyer	538 Alexandria St	Clayton	NY	13624
13565	20.46-2-36	Cassidy, Tricia L	540 Alexandria St	Clayton	NY	13624
13570	20.46-2-41	Burke, Edmund J	539 Alexandria St	Clayton	NY	13624
13571	20.46-2-42	Eckert, Peter E	181 Willow St	East Bruns NJ		8816

MAILED 12/6/24



VILLAGE OF CLAYTON

Zoning Officer

Dave Wilder
Office Hours
Mon. Through Fri.
8:00 AM-1:00 PM & by Appointment

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
Dale MacLaughlin
Ashley Owens
Clyde (Chip) Garnsey
(Alternates)
Nick Reddick

11/21/2024

STOP WORK NOTICE

Sawyer Bach
538 Alexandria Street
Clayton, NY 13624

Permit - V-025-24 - Expand Existing Shed

Please be advised you are out of compliance with Permit V-025-24. This permit allowed for *Add/expand existing 10ft x 10ft shed with 10ft x 10ft extension along existing setbacks*

This falls under Code Section 132-10 STORAGE BUILDING SMALL - An accessory structure of 140 square feet or less ...with Code Section 132-20 - Accessory uses/structures Subsection B stating small storage buildings without a permanent foundation and not exceeding 10 feet in height shall have a minimum side and rear setback of five feet from the property line.

Note: No height was identified on the permit application and the setback requirements (5ft) were not considered as you were adding to existing (with 2.5 - 3ft setbacks) and new construction was to match existing in location, area, and height.

Upon inspection and request for updated construction drawings (12ft x 24ft by 12 ft height), it has been determined that you are outside of your authorized permit and fall within the specification 132-10 STORAGE BUILDING LARGE - An accessory structure of *more than* 140 square feet with Code Section 132-20 - Accessory uses/structures Subsection D stating large storage buildings shall have a minimum side and rear setback of 10 feet from the lot line.

If you wish to proceed with construction as revised, but unpermitted, you will need to present a new Application for Variance to be reviewed by the Zoning Board of Appeals on December 16, 2024 with revised application and drawings submitted to the Zoning Office by December 2, 2024. Any further construction between this Notification and the Board review *Will Be At Risk subject to fines or required structure removal.*

If there are any questions, please contact me at 315-686-5552 ext 5.



Dave Wilder
Zoning Officer

HAND DELIVERED

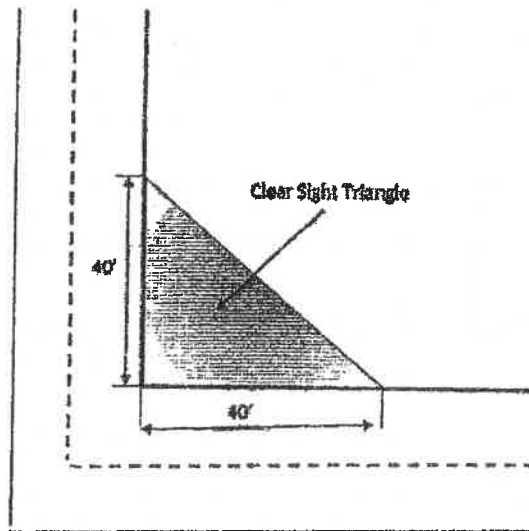
§ 132-18. Fences, walls and hedges.

Fences, walls, and hedges shall require a zoning permit.

- A. No fence, wall or hedge shall exceed four feet in height in the required front yard of any building nor six feet in height elsewhere.
- B. Corner lots. Fences, walls or hedges over 3.5 feet in height above street level are not permitted in the clear sight triangle of corner lots.
- C. On waterfront lots fences, walls, and hedges shall not exceed four feet in height within the rear setback area.

§ 132-19. Clear sight triangle.

At every intersection there shall be a triangular area (shown in the figure) deemed to be a clear sight triangle. This area is bounded by the right-of-way lines along both streets to points 40 feet in distance from the intersection of the road paved area and a line connecting these two points. Within the clear sight triangle there shall be no structure over 3.5 feet in height and no plantings that will grow to more than 3.5 feet in height.



§ 132-20. Accessory uses/structures.

- A. Accessory uses/structures shall not be allowed within the front yard.
- B. Small storage buildings without a permanent foundation and not exceeding 10 feet in height shall have a minimum side and rear setback of five feet from the lot line. $\leq 140 \text{ ft}^2$
- C. Small storage buildings on a permanent foundation or exceeding 10 feet in height shall have a minimum side and rear setback of 10 feet from the lot line.

VILLAGE OF CLAYTON ZONING PERMIT

Please Note: If this application requires review by Zoning Board of Appeals or Planning board - the applicant or agent MUST be present.

Village Clerk's Office
425 Mary Street
Clayton, NY 13624
Ph. (315) 686-5552, Option 5

Permit No. V-025-24
Fee 50.00
Date 10/29/24
Tax Map No. 20.46-2-35
Name of Applicant Sawyer Bach
Agent (if different) _____
Address 538 Alexandria St
Clayton, NY 13624
Telephone # 215-408-6014

FOR OFFICE USE ONLY:	
Approved By	<u>[Signature]</u>
Date	<u>10/29/24</u>
Denied By	_____
Date	_____
Reason for Denial	_____

The applicant, or his agent proposes to: (check one) ERECT ALTER EXTEND LOCATE MOVE
 A FAMILY DWELLING PRIVATE GARAGE APARTMENT MOBILE HOME RECREATIONAL VEHICLE
 UTILITY BUILDING OTHER

Property located at Add / expand existing 10 ft x 10 ft shed - 10ft x 10ft extension along existing setbacks

The proposed activity will be used for the following :(check one) residence commercial/business
 industrial accessory building (describe): _____

Estimated Construction Value: \$ 2000.00

Further description of the property activity (if necessary): _____

Two copies of a sketch plan must accompany this application showing the proposed structure, accessory structures and their placement on the lot on which they are located. The drawing shall show distances between the structure and all lot lines, other structures on the lot, road right-of-way line and any other outstanding natural or man-made features on or adjacent to the lot (e.g. streams, driveways, fences, cliffs, etc.). The dimensions of all lot lines shall be noted. Such a drawing shall be prepared for a change of use in an existing structure as well.

I, the owner or agent of the proposed use for which this permit application is being sought, do hereby affirm that the above information is true and accurate (to the best of my knowledge) and agree to abide by the regulations of the zoning ordinance, health codes and other applicable town ordinances.

[Signature]
Landowner, or agent, signature

11/4/24
Date

V-025-24

VILLAGE OF CLAYTON

ZONING PERMIT

Permission Has Been Granted To

SAWYER BACH

20.46-2-35 PARCEL NUMBER	538 ALEXANDRIA ADDRESS ST	CLAYTON POST OFFICE
-----------------------------	------------------------------	------------------------

DATE 10/29/24 BY [Signature] ZONING OFFICER

THIS PERMIT MUST BE PROMINENTLY DISPLAYED SO AS TO BE SEEN FROM THE ROADWAY FOR A MINIMUM PERIOD OF 3 MONTHS OR UNTIL PROJECT IS COMPLETED, WHICHEVER IS LONGER.

20.4/6-2-35.

CURRENT CONSTRUCT

12' x 24'

16" Foundation

12'6" height

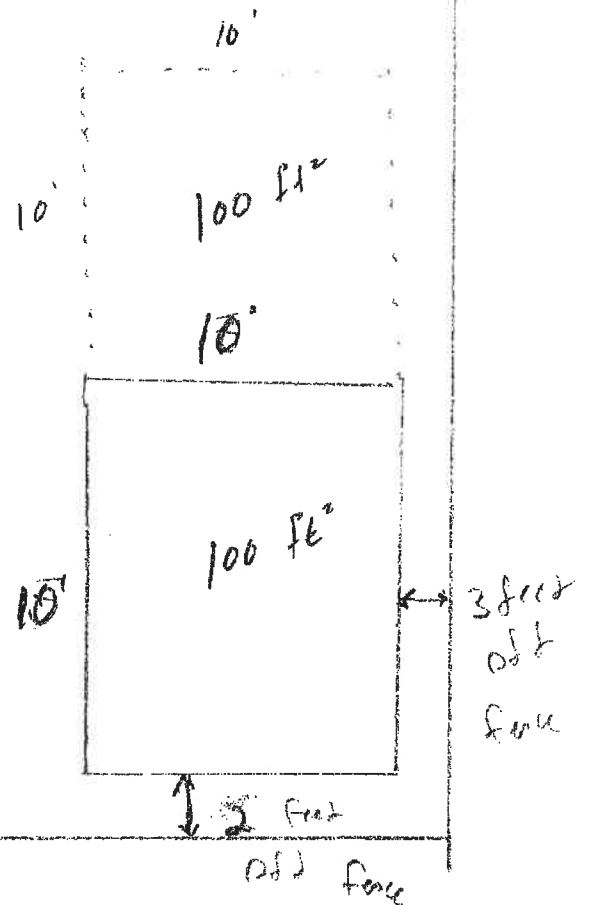
13.4

288 ft²

315-408-6014

SAMYER BACH

538 ALEXANDRIA ST



32 feet

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 Owens
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 **January 27, 2025 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 **Terrance J. Sprague** on their property located 40502 Riverwood Estates Lane, Clayton NY 13624 in the Marine Residential district, Tax Map # 20.07-2-5. The petitioner is requesting to erect a garage closer to a property line allowed by the zoning ordinance. Such addition 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**

For Official use only

Application #: <u>T-VAR-001-25</u>
Date of Application: <u>1/18/25</u>
Application Fee Received: <u>\$150.00 # 978</u>
Date of Public hearing: <u>1/27/25 7:00PM</u>

Zoning District: MR
Tax Map #: 20.07 Block #: 2 Lot: 5

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant(s) Terrance J. Sprague + Kathleen M. Sprague
is/are the owner(s) of property situated at the following
address: 40502 Riverwood Estates Lane
Clayton, NY 13624

The above described property was acquired by the applicant(s) on
10/22/2002
Date

B: The applicant requests the following AREA variance to:

Rebuild garage + center new garage in middle of our property
The area or dimensional variance requested is as follows:
30ft x 30ft garage/apartment - sleeping quarters, bathroom +
great room above
6' East side yard variance, 1' west side yard, 16' south rear
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:
We are requesting to rebuild existing garage/shed
and enlarge slightly to 30ft x 30ft with second
story apartment.

(2) The benefits sought by the applicant cannot be achieved by any other feasible method because: want second story apartment + new larger garage

(3) The requested variance is not substantial in that: Close to back line - because of the power line in front - Power lines will then be 15 feet off of roof line.

(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 not have an adverse effect

(5) The alleged difficulty was not self created because: Self created because can't meet set back. Need to set back on property to avoid power lines.

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:

Dated: 12/9/2024 Phone #: 315-447-5873 - Terry
(315) 427-7046 - Kathy

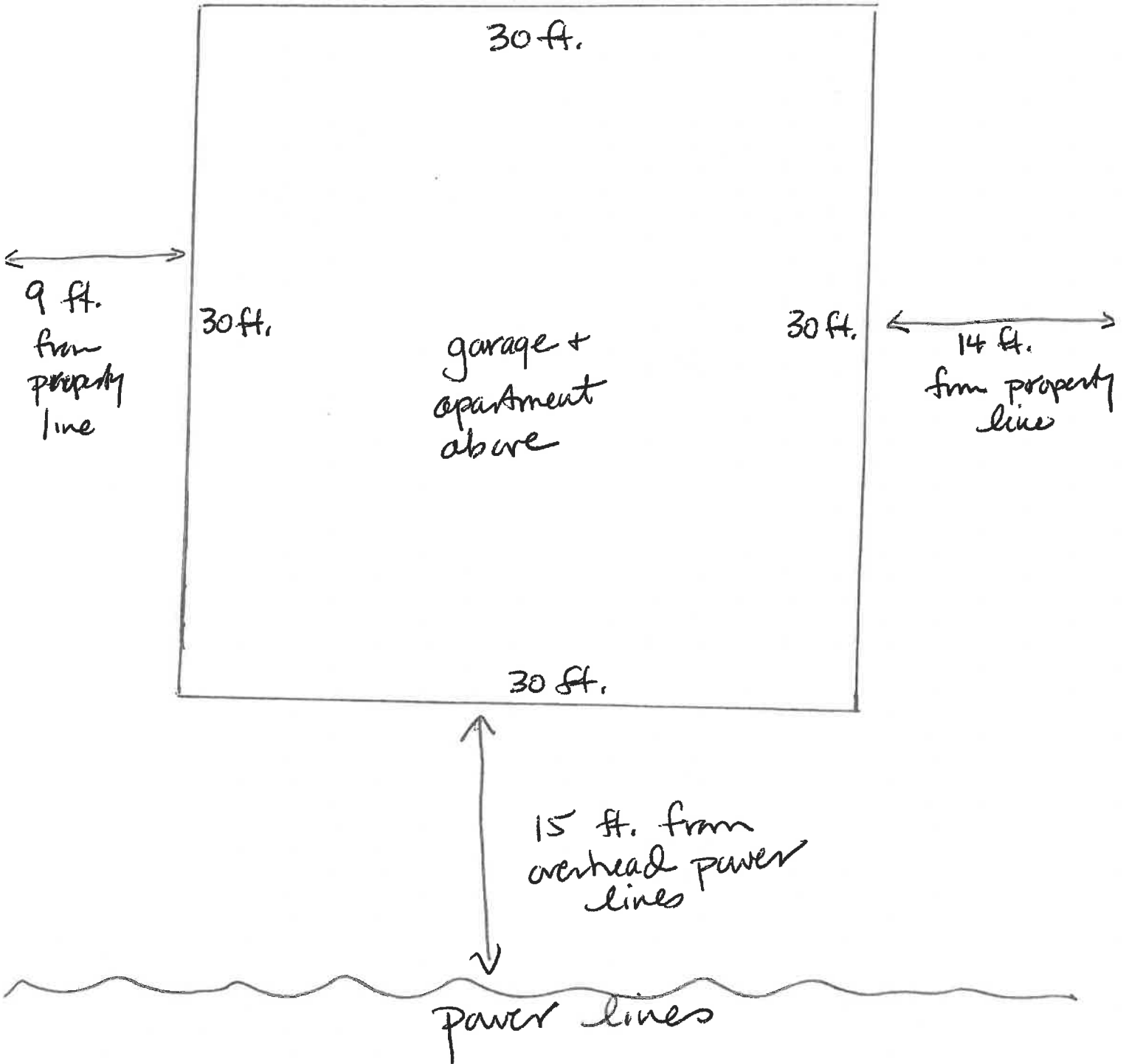
Applicants Name: Tenance + Kathleen Sprague (please print)

mailing Address: 7675 Great Muskrat
Liverpool, NY 13090

Applicants Signature: Kathleen M. Sprague

Kathleen + Terence
Sprague
40502 Riverwood
Estate Lane
Clayton, NY 13624

9 ft.
from property line



Basic square footage from roof line on each side.



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-002-25	Tax Map #: 20.07-2-5	Property Address: 40502 Riverwood Estates Ln Clayton, New York 13624
-------------------	----------------------	---

APPLICANT NAME: Terrance Sprague TELEPHONE NUMBER:

STATUS: **Denied**

LOCATED ON: North

SIZE OF LOT: -----

OTHER BUILDINGS ON SAME LOT: House, existing garage

IS PROPOSED TO ERECT: Erect a 30' x 30' detached garage with bunkhouse above.

BUILDING TO BE USED AS: Garage/bunkhouse PROPOSED SIZE OF BUILDING: 30' x 30'

TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS: 1400 sqft

SQ.FT. FURTHER DESCRIPTION OF PROPOSED ACTIVITY:

PROPOSED COST: \$.00

ESTIMATED DATE CONSTRUCTION TO BEGIN: March

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.

 Owners's Signature

 Owner's Address

 Date


 Agent's Signature

 Agent's Address

1/8/25
 Date

Permit Issued: 01/08/2025

Fee Paid: \$.00


 ZEO Signature

1/8/2025
 Date

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part I. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part I - Project and Sponsor Information			
<i>Garage + Apartment above</i>			
Name of Action or Project			
<i>40502 Riverwood Estates Lane Clayton, NY 13624</i>			
Project Location (describe, and attach a location map)			
<i>Take down old garage + construct new garage with apartment above</i>			
Brief Description of Proposed Action:			
<i>Straighten garage on property - 30' x 30' garage. Sleeping quarters, great room + bathroom above.</i>			
Name of Applicant or Sponsor:		Telephone:	
<i>Terrance + Kathleen Sprague</i>		<i>315-427-7046</i>	
Address:		E-Mail:	
<i>40502 Riverwood Estates Lane</i>		<i>ksprague318@gmail.com</i>	
City/PO		State:	Zip Code:
<i>Clayton</i>		<i>NY</i>	<i>13624</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected to the municipality and proceed to Part 2. If no, continue to question 2.			✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			✓
3 a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant/sponsor name: Kathleen M. Sprague Date: 12/9/2024
 Signature: Kathleen M. Sprague

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	✓ ✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	



Report this item to Etsy

Extend staircase to upstairs on left side of building - Basic design - one garage door instead of 2.

In 13 carts

30' x 30'

Two Car ADU Garage Loft Architectural Plans - Blueprint Digital PDF

BuildBlueprint: ★★★★★

Pay in 4 installments of \$31.25. Karma. Learn more

Add to cart

Star Seller: This seller consistently earned 5-star reviews, shipped on time, and replied quickly to any messages they received.

Item details

Highlights

- Designed by BuildBlueprint
- Supplies for making crafts
- Digital download
- Digital file type(s): 1 PDF

About this item

Complete architectural plans for a 26' x 26' detached two car ADU garage, including materials list, plans, exterior elevations, framing plan, roof truss plan, foundation and roof details. This set of plans have everything you need to build an ADU garage. Click to

Related searches

MacBook Air



MAP OF LAND SURVEYED FOR

TERRANCE & KATHLEEN SPRAGUE

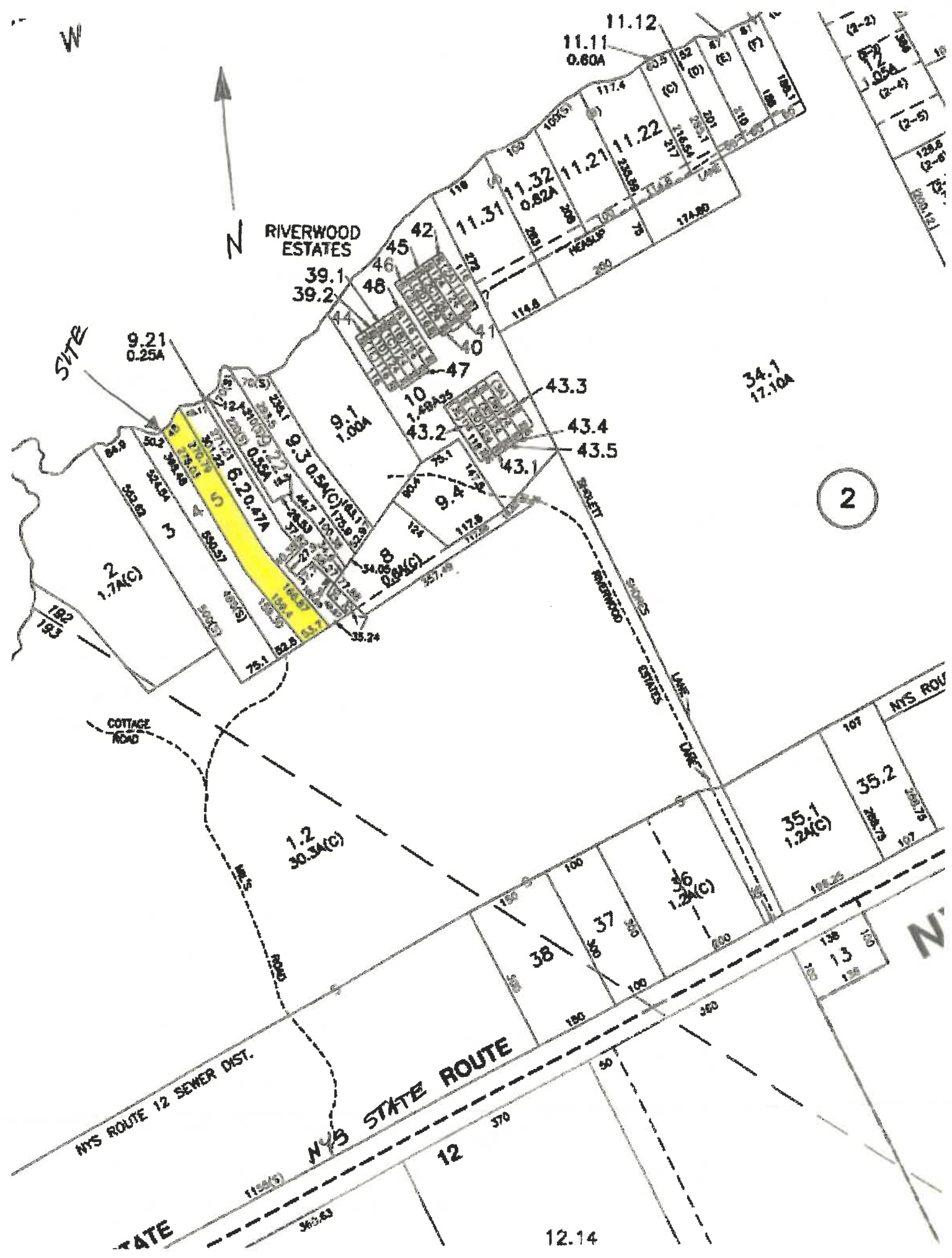
TOWN OF CLAYTON, JEFFERSON COUNTY, NEW YORK

LAFAVE, WHITE & MCGIVERN, L.S., P.C.

LAND SURVEYORS

(315) 628-4414 **THERESA BOONVILLE** (315) 942-4424





OBJECTID	Parcel ID	Numb	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
12759	20.07-2-1.2		Mill's Cottages LLC	40115 NYS Rte 12	Clayton	NY	13624
12810	20.07-2-4		Lurcock, Robert F	336 Baum Rd	Hastings	NY	13076
12824	20.07-2-5		Sprague, Terrance J	7675 Great Muskrat	Liverpool	NY	13090
12825	20.07-2-6.2		Mack, Stephen A	40496 Riverwood Estates Ln	Clayton	NY	13624