

CLAYTON JOINT TOWN/VILLAGE ZONING BOARD OF APPEALS AGENDA

Meeting of **Monday, May 19, 2025 at 7:00 PM**

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

7:00 PM: Public hearing for Meredith Bonisteel Nims.

Area variance for a shed in the Neighborhood-Residential District.
(Village) - Village application available upon request at 315-686-5552.

7:00 PM: Public hearing for The Shore Birds LLC.

Area variance for a new home in the Marine Residential District.
(Town)

7:00 PM: Public hearing for Robert Vernon Enos.

Area variance to erect a deck in the Marine Residential District.
(Town)

New Business

Unfinished Business

Adjourn the Meeting

**JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
April 21, 2025**

The meeting opened at 7:00 pm with the following members present: Steve Mack, Chairman; Dale MacLaughlin; Chip Garnsey; Lori Arnot; Nick Reddick; Mike McMahon (Alternate) **Absent:** None

Also Present: Village ZEO Dave Wilder; Village Board Liaison Ron DuFord; Town Board Liaison James Kenney; Recording Clerk Mariah LaClair.

Townpeople Present: Thomas LaClair; James Jones; Damon Kenyon; Kathy Danielson; Pam McDowell; Bob McDowell; Heidi Smith; Sylvia Cerow-Hungerford; Lynette DuFord; Erin Greene; Jane Leahy; Ron DuFord; John T.; Charity Senecal; Elizabeth Price-Kellogg; Jeremy Kellogg; Meghan Chaddick; Tim LaLonde; Sandra Ladley; Les Henry; Kathleen Marceau; Ken Nims; Joan Varsics; Stephen Grybowski; Ann Major-Stevenson; Karen Lago; Jim Schnauber; Kevin Yard; Andrew Wood; Jeff Zoller; Courtney Zoller.

Minutes- MOTION to approve the February 2025 ZBA minutes as submitted made by Lori Arnot, seconded by Dale MacLaughlin. All in favor, motion carried. *There was no meeting in March due to lack of agenda items.*

New Business:

1. (Village)

Applicant: Meghan Chaddick

Application Number: V-005-25

Action: Side and Rear Set Back Variances

Site Location: 410 Merrick Street, Clayton, NY 13624 (Tax Map #20.47-1-16)

Information: The applicant is seeking two setback variances in order to construct a garage in the Neighborhood Residential District. Meghan Chaddick presented. The lot is unique because the property line is within 2ft of the house so she is asking to build within alignment with house. The detached garage is proposed to be 22ft x 24ft in the rear of the property and neighbors have garages approximately same size. The height of the garage is proposed to be 23'-6" Steve Mack commented that the application shows the west rear of the garage will have a 5ft setback and will need 5ft variance and south side of the garage will have a 2ft setback and would need an 8ft variance. The ZBA received two letters. One letter was from Diane Luciana objecting the variance. The second letter, from Meredith Bonisteel, expressed support for the variance request.

MOTION to open the public hearing for Meghan Chaddick variance application V-005-25 made by Chip Garnsey, seconded by Nick Reddick. All in favor, motion carried.

- Ron DuFord- Ron is concerned about drainage issues and notes that there are no scuppers on the plans.

- Ann Major-Stevenson- Wants clarification on the setbacks, specifically side and rear. States the variances are substantial due to being more than 50% of what is required. Ann commented that the parcel is too small, already has very little green space and will be detrimental to the appearance of the Village. Steve Mack states that the variances are indeed substantial.
- Lynette DuFord- Lynette states that she is seeing another house on Merrick Street with the same issue, no greenspace due to new construction. She is also concerned about the drainage issues. She would like the ZBA to consider the future of the Village.

MOTION to close the public hearing for Meghan Chaddick variance application V-005-25 made by Lori Arnot, seconded by Chip Garnsey. All in favor, motion carried.

MOTION to declare the Meghan Chaddick variance application V-005-25 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 Meghan Chaddick variance application V-005-25, due to the fact that the variances are too substantial, made by Dale MacLaughlin, seconded by Chip Garnsey.

AYE: Mack; MacLaughlin; Garnsey; Arnot; Reddick

NAY: None ABSTAIN: None ABSENT: None

DENIED

2. (Village)

Applicant: Town of Clayton

Application Number: V-SIGN-04-25

Action: Use Variance

Site Location: Clayton Opera House, 405 Riverside Drive, Clayton, NY 13624 (Tax Map #20.38-2-25)

Information: The Town of Clayton is seeking a use variance in order to place a digital banner at the front entrance of the Clayton Opera House. James Jones, Recreation Park Supervisor presented the application. The proposed digital banner would be 2ft x 8ft and would hang under the awning of the entrance to the Town Clerk's office. The purpose of the digital banner would be to display event and meeting dates for public awareness. The ZBA received two letters regarding the application. The first letter is from Nancy Hyde, Village Mayor. She notes that it does not comply with Village code and therefore a variance should not be approved for any businesses downtown. The second letter is from Mary Mascott which expresses her opposition to the application as a digital sign is not appropriate for the Clayton Opera House.

MOTION to open the public hearing for Town of Clayton application V-SIGN-04-25 made by Chip Garnsey, seconded by Dale MacLaughlin. All in favor, motion carried.

- Bob McDowell states that taxpayers have funded millions of dollars to restore historic building and would like to see it remain historical.
- Sylvia Cerow-Hungerford is opposed to the application and believes that it will impede the preservation of the quiet neighborhood.
- Michelle Armstrong states that the Clayton Village is designated as historic district. She has called into National Historic Organization and did not find info. The LED sign will be a distraction to drivers and could lead to accidents. Traditional billboards already detriment view however, LED signage will be worse. It will have impact on environment and will impact value of property.
- Andrew Wood states that the Clayton Opera House is a National registered historic building and comments that the Town of Clayton can use the sign at the Fire Department.
- Thomas LaClair is the former Town and Village of Clayton historian and states that Clayton downtown is registered as historic district and includes Opera House. One digital sign may not make a difference but, it sets a precedence for additional signs.
- Ann Major-Stevenson states that based on other comments that the application is incomplete, the applicant has not included letters from historic societies. The Board would be wise to at the very least table application to receive more information but agrees with others on the opposition.
- Erin Greene was on TIPAF Board during the renovation of Opera House. States there is nothing in the TIPAF agreement addressing this but goes against the spirit of the agreement. This particular type of sign does not feel right on this type of building.
- Tim Lalonde is a current member of TIPAF Board. He states that the use of the Clayton Opera House will forever be used for performing arts.
- Jim Schnauber was on the TIPAF Board and asked how many in the room were opposed to the application.
- James Jones, Recreation Park Supervisor, noted he would have liked to see the public participation at the Town Board meeting, when the sign was originally discussed, but he understands the opposition of the digital sign on the Clayton Opera House and would like to withdraw the application.

Town of Clayton application V-SIGN-04-25 to erect a digital sign at the Clayton Opera House withdrawn.

3. (Village)

Applicant: Town of Clayton

Application Number: V-SIGN-03-25

Action: Area Variance

Site Location: Cerow Recreation Park Arena, 600 E. Line Rd, Clayton, NY 13624 (Tax Map #20.55-2-19)

Information: The Town of Clayton is seeking and area variance in order to erect a digital sign at the East Line Road entrance to the Cerow Recreation Park Arena. The sign is proposed to be 4ft x 8ft and will display information such as upcoming events, event parking, meeting schedules and recreation schedules such as pool and ice rink hours/activities. The application states that the existing sign will be

removed and replaced but James Jones, Recreation Park Supervisor stated he actually is looking into keeping the current sign and adding the new sign a few meters down the road. This will change the requested variances substantially therefor he would like to consult with the Town Board before moving forward. A member of the ZBA suggested reaching out to the Fire Department to request sharing their sign however, James Jones replied that the amount of information displayed is too much and would completely “commandeer” the sign and although the Town has a great relationship with the Fire Department, it would be unfair to ask them such a large request.

MOTION to table the Town of Clayton application V-SIGN-03-25 to erect a digital sign at the Cerow Recreation Park Arena tabled until a later date made by Chip Garnsey, seconded by Dale MacLaughlin. All in favor, motion carried.

Motion was made to adjourn the meeting at 8:40 PM by Chip Garnsey, seconded by Dale MacLaughlin. All in favor, motion carried.

Respectfully submitted,

Mariah LaClair, Recording Clerk

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 **May 19, 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 **The Shore Birds LLC** on their property located 40309 NYS Route 12, Clayton NY 13624 in the Marine Residential district, Tax Map # 20.07-2-34.1. The petitioner is requesting to erect a home 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**

Application #: T-VAR-002-25
Date of Application: 5/9/25
Application Fee Received: \$150.00 # 1041
Date of Public hearing: 5/19/25 7:00 PM

Zoning District: MARINE RESIDENTIAL
Tax Map #: 20.07 Block #: 2 Lot: 34.1

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) THE SHORE BIRDS LLC dba DOCKSIDE COTTAGES
Is/are the owner (s) of property situated at the following address:
40309 NY RT 12, CLAYTON NY

The above described property was acquired by the applicant (s) on MAY 16, 2014
Date

B: The applicant requests the following AREA variance to:

construct a single family residence with attached
The area or dimensional variance requested is as follows: garage

See Attached Addendum 15'6" North Frontyard Variance

ATTACH A SITE PLAN DRAWN TO SCALE - SURVEY MAP - FULL SIZE
SURVEY MAP - 8 1/2" x 11"

C: Reasons for request:

DRAWING - PROPOSED - IN RED

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

See Attached Addendum

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

See Attached Addendum

- (3) The requested variance is not substantial in that: several current zoning setbacks are being eased. The 2 distance setbacks are substantially less an encroachment on neighbors and the waterfront than currently exists
- (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 new home and cottage colony reduction will reduce the number of people using this property

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:

contacts: Ann Storandt 305-394-0680
David Storandt 802-238-9596

Dated: April 23, 2025 Phone #: 305-394-0680

Applicants Name: The Shore Birds, LLC (please print)

Mailing Address: 8 Danzas
Fort Pierce, FL 34951

Applicants Signature: Ann Storandt



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-012-25	Tax Map #: 20.07-2-34.1	Property Address: 40309 NYS Rte 12 Clayton, New York 13624
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APPLICANT NAME: The Shore Birds LLC TELEPHONE NUMBER:

STATUS: Denied

LOCATED ON: North

SIZE OF LOT: 17.1 acres

OTHER BUILDINGS ON SAME LOT: Cottages

IS PROPOSED TO ERECT: Erect a new home

BUILDING TO BE USED AS: Res 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: June

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

Date

Permit Issued: 05/09/2025

Fee Paid: \$.00

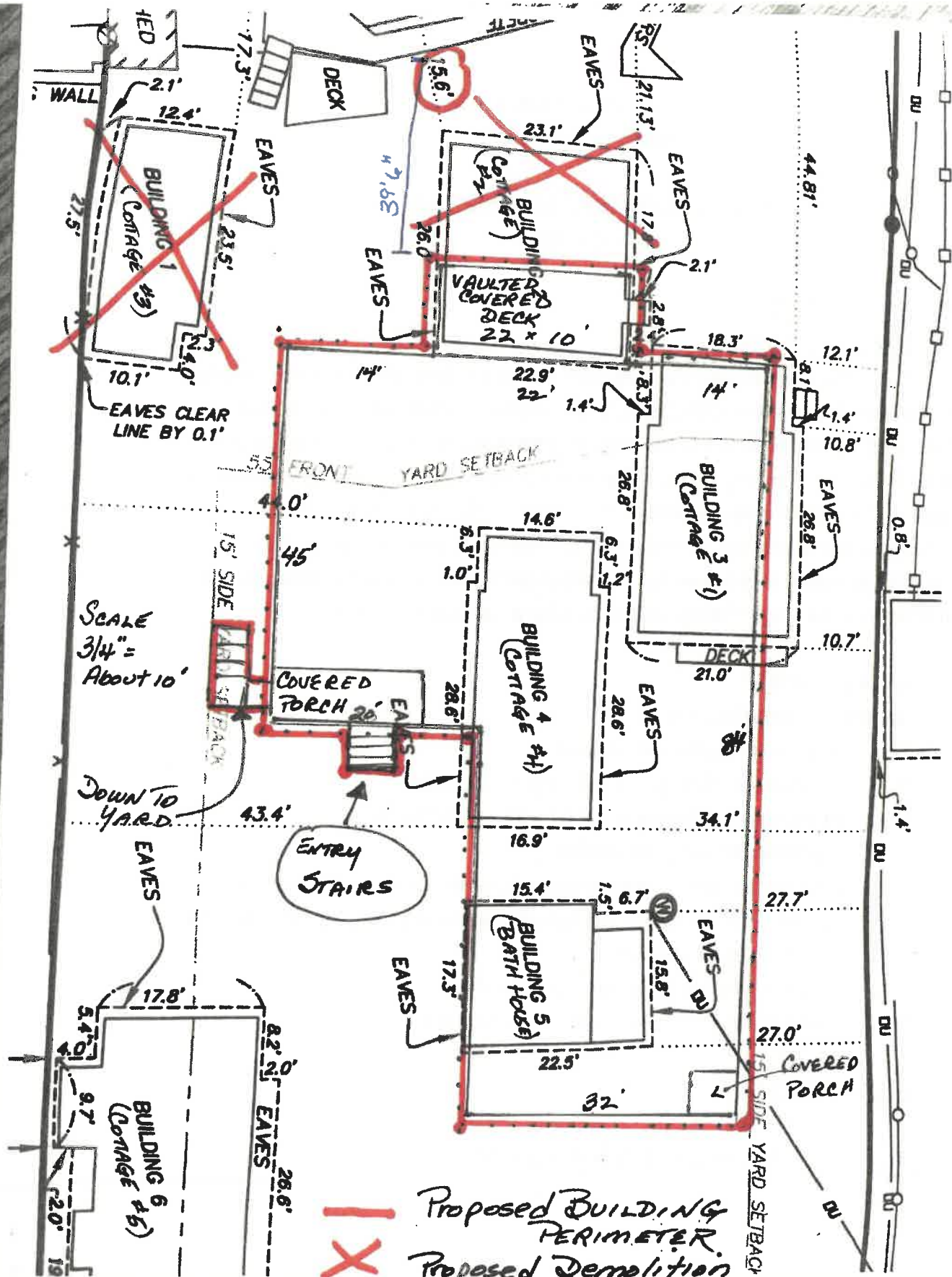
ZEO Signature

Date

COPY

5/9/25

5/9/2025



The Shore Birds, LLC
dba Dockside Cottages

APPLICATION FOR ZONING SETBACK VARIANCE
April 2025

TABLE OF CONTENTS

SITE PLAN REVIEW

* No site plan review is required as noted in a telephone conversation with Richard Ingerson on October 2, 2024. Richard indicated the September 2024 narrative provided to him introducing the attached plan was reviewed by the Town of Clayton Planning Board. The plan and variance request is movement in reducing the commercial aspects of this property that is located within a residential neighborhood. Therefore, the Planning Board decided no further review by its board is required for the proposed removal of some cottages and construction of a single family residence with an attached garage.

AREA VARIANCE

Application Attachments

- * Map showing property location
- * Survey map of property, full size – 12/16/24
- * Survey map of property – 8 ½" x 11" – 12/16/24
- * Shoreline property elevations
- * Survey map extract with proposed construction and demolition
- * Possible interior residence layout maximizing shipping channel view
- * Property septic location
- * Photo of existing buildings from the river
- * Photo of possible new residence appearance

FEE PAYMENT

- * \$150 check enclosed by Ann Storandt

THE SHORE BIRDS, LLC, dba DOCKSIDE COTTAGES

APPLICATION FOR AN AREA VARIANCE - Addendum

QUESTION B:

The area or dimensional variance requested is as follows:

- 1) Waterfront Setback –

Covered Deck - The existing Cottage #2 is 15.6' from the St. Lawrence River high watermark as shown on the 12/16/24 survey map prepared by LaFave, White and McGivern. The proposed new residence has a vaulted covered deck of 22' x 10' extending over space now occupied by Cottage #2. The distance from the deck to the high watermark at the nearest point to the river would be 25.4', calculated by:

Cottage #2 distance to the river (survey)	15.6'
Cottage #2 depth is 26'; 10' of that space is proposed as a deck.	
The vaulted roof overhang of 2' would cover 12' of the Cottage #2 area.	
The net reduction in the high water mark encroachment is 14'	<u>14.0'</u>
Distance from the high water mark to the deck	29.6'

Zoning Setback	55.0'
Variance Request – Covered Deck	25.4'

Residence – The total width of the residence on the waterfront dimension is 45', plus 4' for eave overhangs, for a total of 49'. The setback distance from the high watermark measurable on the survey map is 39.6' (15.6' from the water + 26' now Cottage #2 less 2' for eaves). This new residence waterfront dimension is approximately the extension of the front of the waterfront building now known as Cottage #1 (or Building #3 on the survey map). With the river zoning setback distance at 55', this is a **Variance request of 15.4'**.

2) Distance to Rental Cottage #5 (Building #6 on the survey map) – The existing Cottage #4 and bath house (Buildings #4 and 5 on the survey map) are situated closer to Cottage #5 (Building #6) than 35 feet as is the zoning requirement. **This request is to continue the western dimension of these two buildings to become the west side of the new building. The distance to Cottage #5 is 23'. This is a Request for Variance of 12" for the residence building and 8' for entry stairs as shown on the site drawing.**

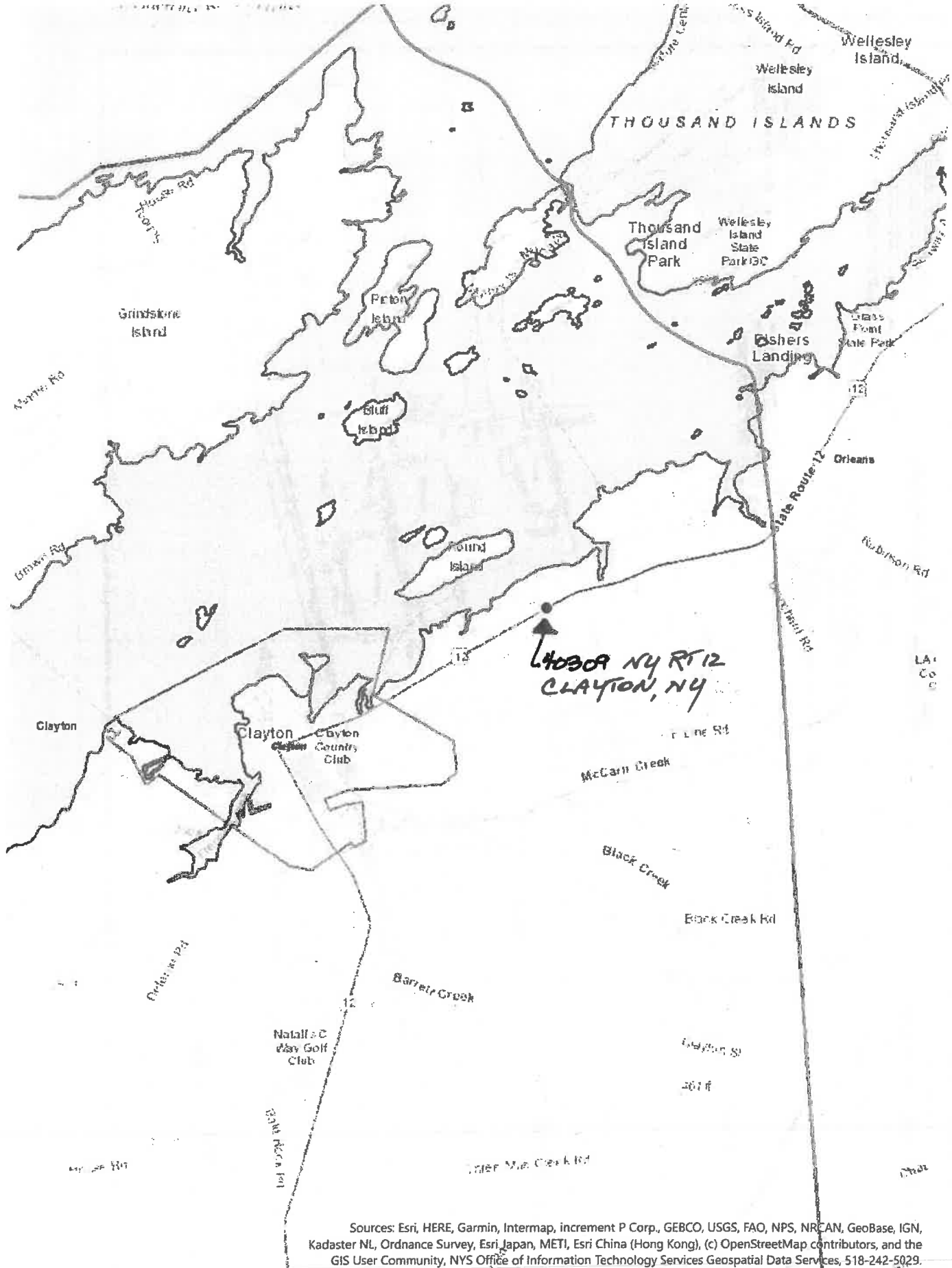
3) Well Location – The property is currently serviced with river water treated to standards required by the New York State Health Department. While it is possible the river may be a continued source of water, it may be recommended by construction specialists to drill a well. Should drilling a well be required, please approve locating a well closer to the neighbors'

septic systems than 100'. Background – the septic system for the subject property is approximately 400' from the proposed new residence/well and is has a capacity to service 14 bedrooms and the bath house. A new well location between Cottage #5 and the new residence would be effective in serving the residence by providing a short distance for burying the supply line to the residence. Such a location would be approximately 50' from the west neighbor's septic (James Paul), and approximately 90' from the east neighbor's septic (Jay Nash). Well water would need to be treated to acceptable residential quality regardless of its initial testing status. **Request a well setback variance of less than 100' from the neighbors' septic systems.**

QUESTION C: Reasons for request:

(1) –This request for a single family residence reduces the seasonal rental cottages from 7 to 3, and eliminates the bath house. It eliminates the current east (Nash) setback encroachment of approximately 2'. It substantially reduces the waterfront setback of the area now occupied by Cottage #2. It fully eliminates Cottage #3 (Building #1 on the survey) which now enjoys a 2.1' setback from the high water mark and a 0.1' side setback from the west neighbor (Paul). There is no new viewing blockage created by this plan.

(2) – The profile of this sloping rock lot and the flat solid rock parking area complicates the location of the utility services which would often be placed in a cellar. Building the residence closer to the river than 55' allows construction of cellar space with stand-up height near the river for utility services and a walk out basement. The walk out basement door under the deck eliminates the need for a further variance request for stairs on the river side of the residence. The requested location preserves the shipping channel view now enjoyed by all 4 of the cottages which will be removed for the new construction.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, NYS Office of Information Technology Services Geospatial Data Services, 518-242-5029.

ANTHONY KAY

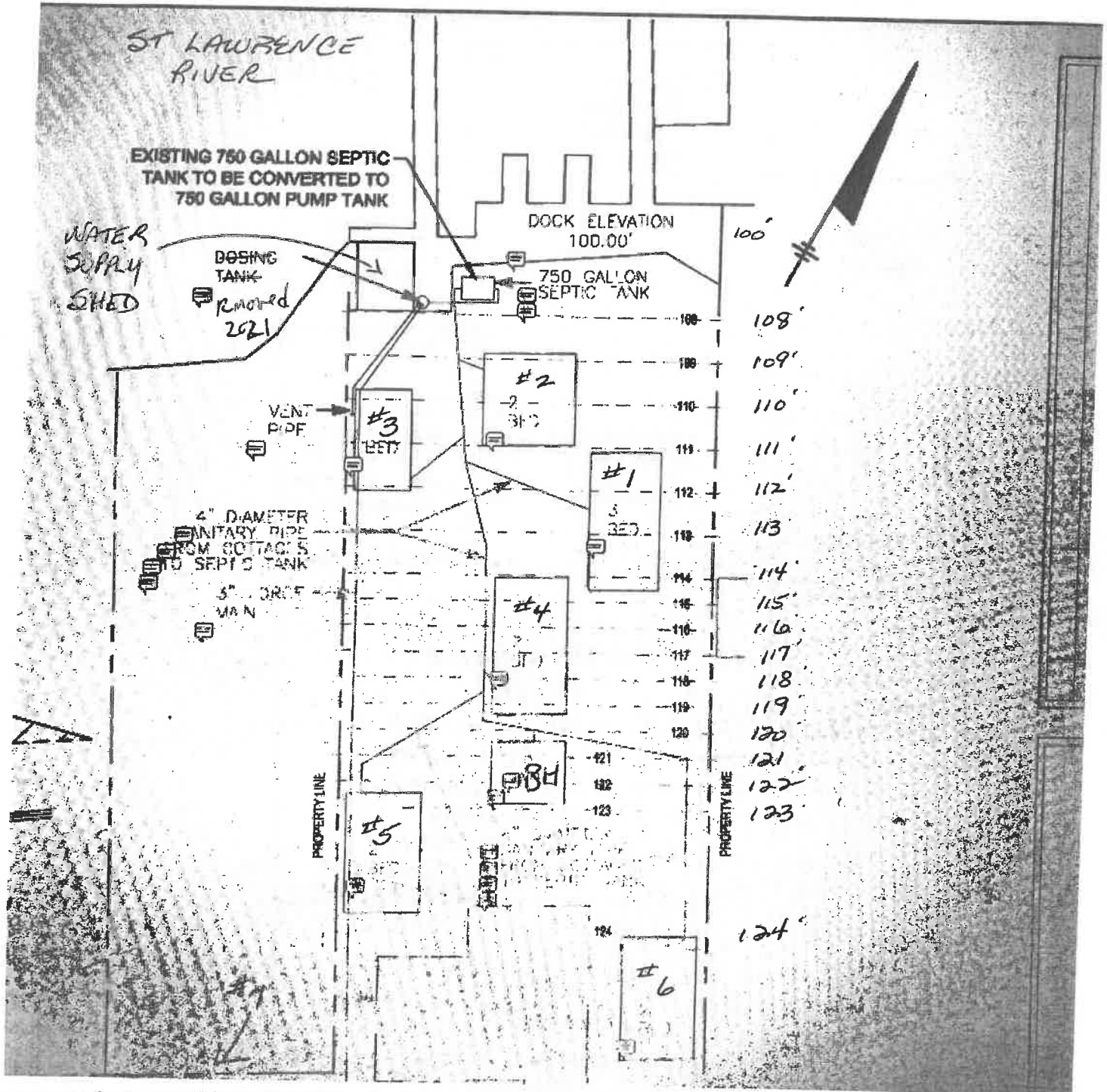


SHEET

(202)4522 SHARE BROS.DON

The Shorebirds, LLC

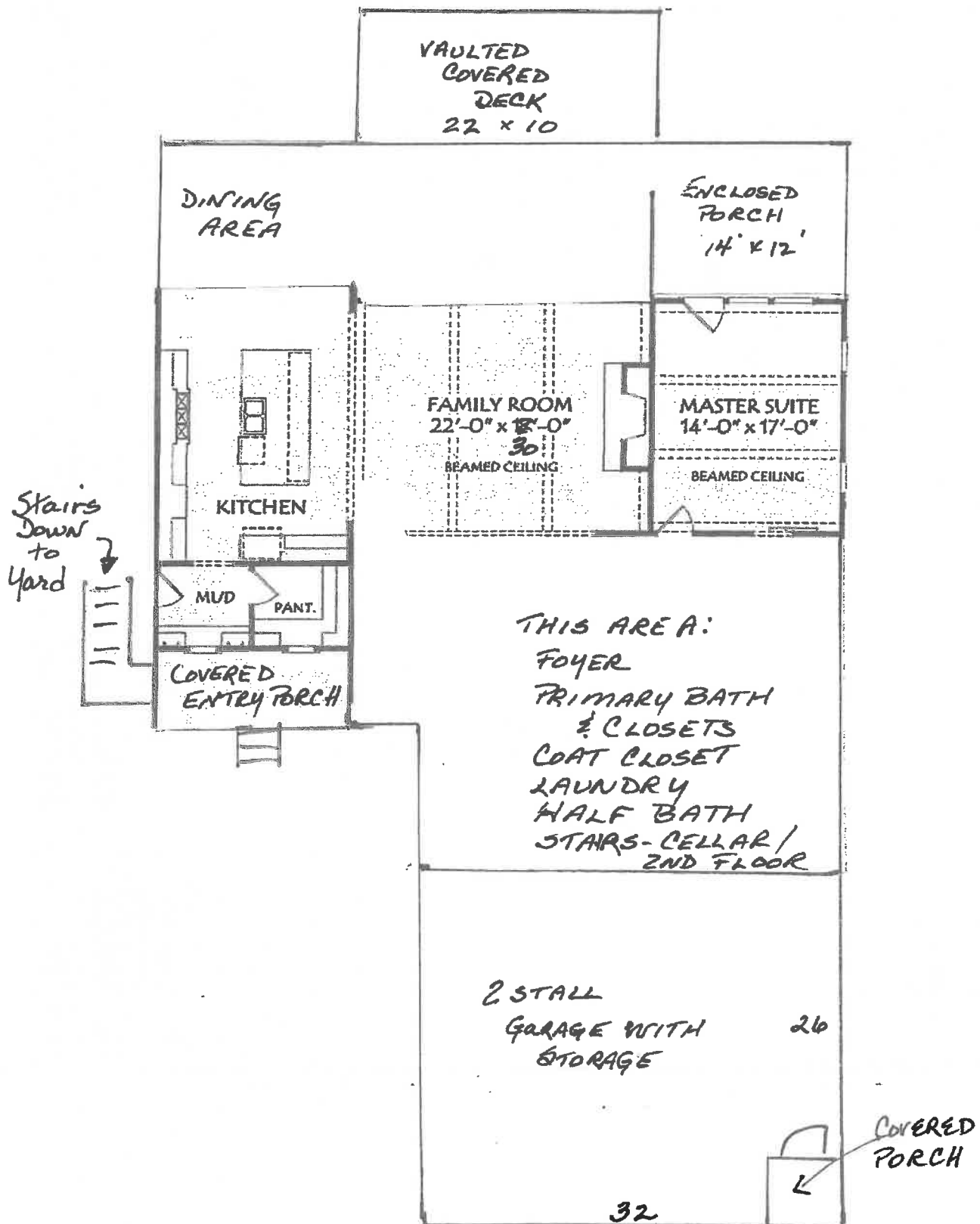
Shoreline Property elevations from the
St Lawrence River



Note: Lot width West directly to East line is 92 feet.

PROPOSED RESIDENCE FOR THE SHORE BIRDS, LLC
PREPARED BY: Ann Storandt

DESIGN – Two story home with walkout basement and attached garage. Main floor draft follows.



St Lawrence River

11.11
0.80A
11.12
11.4
11.5

Cottage
Area Subject
of this
Review

Septic
Area
34.1
17.10A

SITE
2

CALUMET

POTTER

NYS ROUTE 12 SEWER DIST.

STATE

38

37

36
1.2A(C)

35.1
1.2A(C)

35.2

34.2
1.71A

(VARIES)

165

33
1.8A(C)

BOUL

(68' WIDE)

(2-15)

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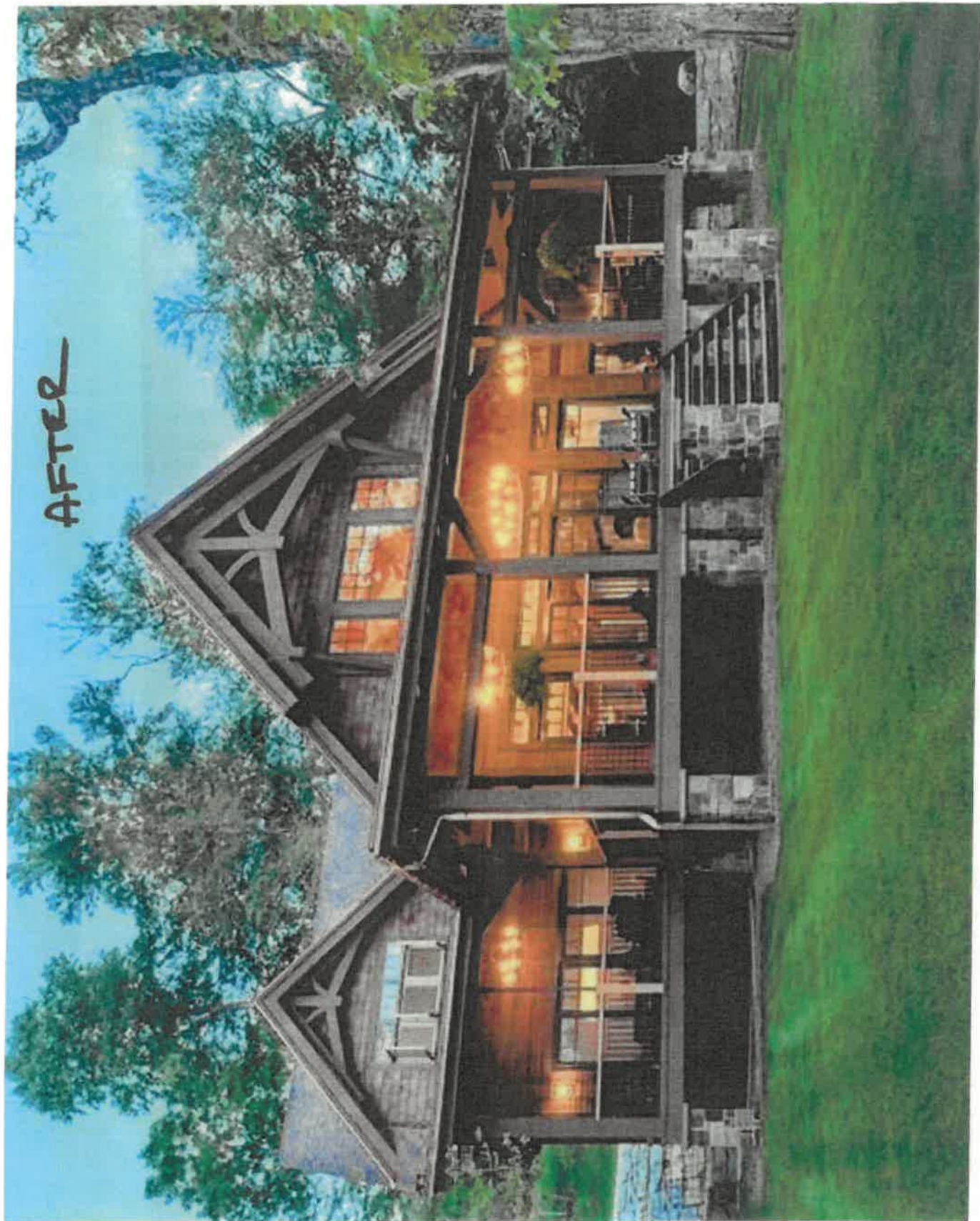
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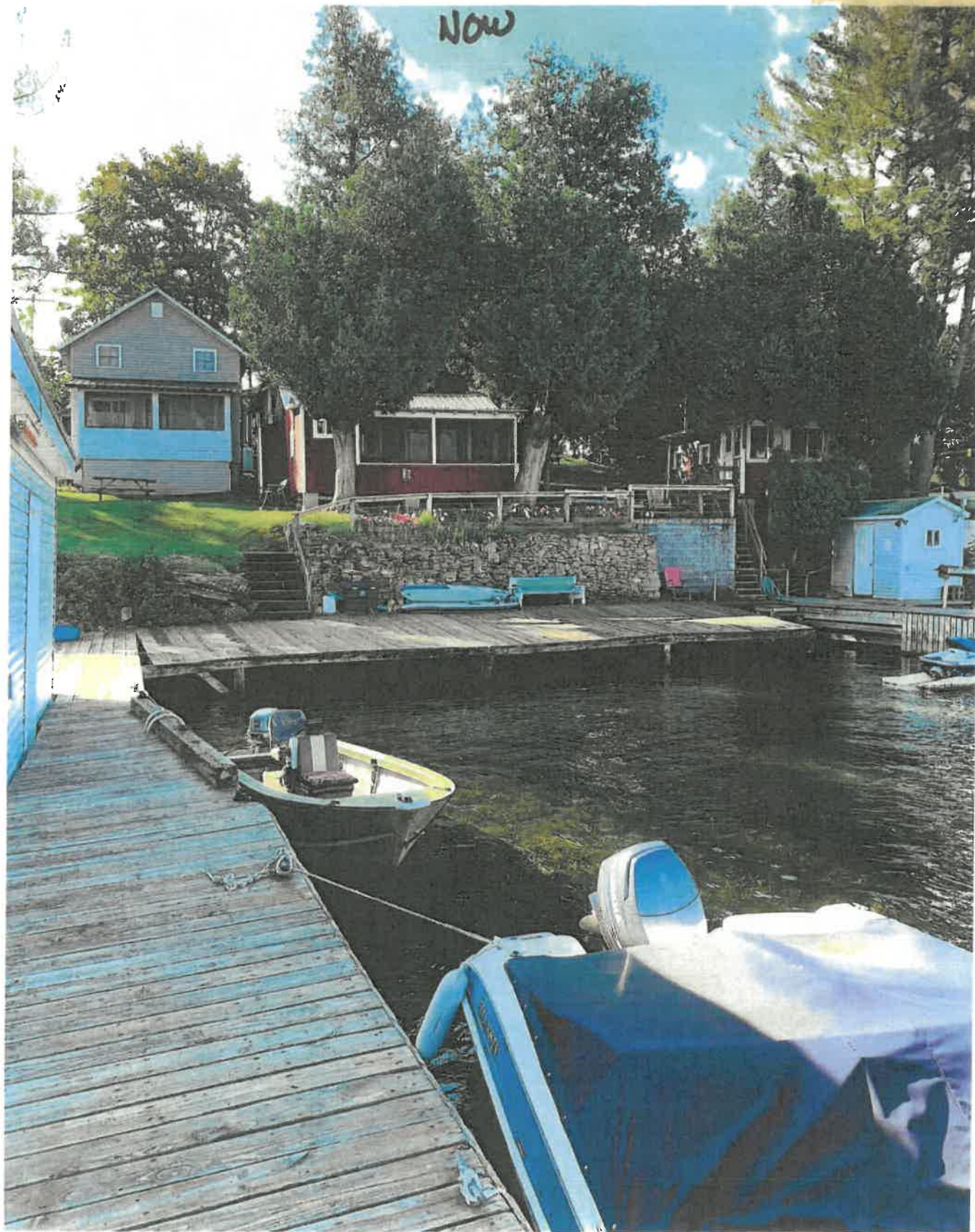
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OBJECTID	Parcel ID Number	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
12664	20.00-1-6-21	MC Family LLC	2035 Limber Pine Cir	Manlius	NY	13104
12759	20.07-2-1-2	Mill's Cottages LLC	40115 NYS Rte 12	Clayton	NY	13624
12760	20.07-2-10	Rose Shore Homes Inc	40393 Riverwood Estates Ln	Clayton	NY	13624
12761	20.07-2-11.11	Lettiere, James V Jr	16115 Heaslip Ln	Clayton	NY	13624
12762	20.07-2-11.12	Dolan Trustee, Thomas V	112 N Sheftall Cir	Savannah	GA	31410
12763	20.07-2-11.21	Jeffery, Mary Lou H	3 Charlestown Ct	Medford	NJ	8055
12764	20.07-2-11.22	Ristau, Timothy L	621 Bradford Pkwy	Syracuse	NY	13224
12765	20.07-2-11.31	Heaslip Life Tenant, John J	16077 Heaslip Ln	Clayton	NY	13624
12766	20.07-2-11.32	Gibson, Toni Lee	39725 NYS Rte 12	Clayton	NY	13624
12767	20.07-2-11.4	Heaslip, Jane E	24 Mary Ann Dr	Brick	NJ	8723
12768	20.07-2-11.5	Paul, Mary L	16145 Heaslip Ln	Clayton	NY	13624
12769	20.07-2-12	Nash, Eric J	16195 Calumet Blvd	Clayton	NY	13624
12788	20.07-2-27.4	Potter Garage LLC	2494 Chase Rd	Shavertown	PA	18707
12799	20.07-2-32	H Enterprises LLC	P.O. Box 1100	Cicero	NY	13039
12800	20.07-2-33	Soules, Jeffrey	40331 Potter Blvd	Clayton	NY	13624
12801	20.07-2-34.1	The Shore Birds LLC	8 Danzar	Fort Pierce	FL	34951
12802	20.07-2-34.2	Storandt Trustee, David M	40263 NYS Rte 12	Clayton	NY	13624
12803	20.07-2-35.1	Cantwell & Associates LLC	166 W 1st St	Oswego	NY	13126
12804	20.07-2-35.2	Jeram, Walter M Jr	40538 NYS Rte 12	Clayton	NY	13624
12805	20.07-2-36	Otslager, Christian L	4 Rockwood Dr	Newburgh	NY	12550
12811	20.07-2-40	Hersberger Trustee, Gordon E	117 Archer Rd	Syracuse	NY	13207
12812	20.07-2-41	Kyrollos Trustee, Adel	201 Winding Way	Nepean, Ontario		K2C3H1
12813	20.07-2-42	Burke, John D	40422 Riverwood Estates Ln	Clayton	NY	13624
12814	20.07-2-43.1	Price, Frederick J	8270 Iliad Dr	Manlius	NY	13104
12816	20.07-2-43.3	Adler, Carol B	40402 Riverwood Estates Ln	Clayton	NY	13624
12817	20.07-2-43.4	Charles, Bradford H	41 Strathford Dr	Lebanon	PA	17042
12818	20.07-2-43.5	Lyons, Daniel W	2611 W Lake Rd	Cazenovia	NY	13035
12820	20.07-2-45	Schulman Trustee, Robert E	3920 N Highway A1A	Hutchinson Island	FL	34949
12827	20.07-2-8	McAlt LLC	8702 Whiting Rd	Cicero	NY	13039

AFTER



Now



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 **May 19, 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 **Robert Vernon Enos** on their property located 9285 Shady Shores Road, Clayton NY 13624 in the Marine Residential district, Tax Map # 30.05-1-23. The petitioner is requesting to erect a deck 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**

Application #: T-VAR-003-25
Date of Application: 5/9/25
Application Fee Received: \$150.00 CASH
Date of Public hearing: 5/19/25 7:00 PM

Zoning District: MR
Tax Map #: 30.05 Block #: 1 Lot: 23

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) Robert Vernon Enos
Is/are the owner (s) of property situated at the following address:
9285 Shady Shores Road
Clayton NY 13624
The above described property was acquired by the applicant (s) on 9
Date

B: The applicant requests the following AREA variance to:

Erect a deck
The area or dimensional variance requested is as follows:
5' west side yard
20' north front 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 or the neighborhood or detriment to nearby properties in that:
removing old deck that's non-conforming
installing new deck against cottage to match
neighbors
- (2) The benefits sought by the applicant cannot be achieved by any other feasible method because:
distance from house to river no other
deck would be conforming

(3) The requested variance is not substantial in that: more than 50%
and ten other

(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 matches
neighbors

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 315-836-6761

Dated: 5/6/25 Phone #: 315-836-6761
Applicants Name: Adam Restores (please print)

Mailing Address: 23155 Spring Valley Dr.
Watertown NY 13611

Applicants Signature: [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-013-25	Tax Map #: 30.05-1-23	Property Address: 9285 Shady Shores Rd Clayton, New York 13624
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APPLICANT NAME: Robert Vernon Enos TELEPHONE NUMBER:

STATUS: **Denied**

LOCATED ON: North

SIZE OF LOT: .20 acres

OTHER BUILDINGS ON SAME LOT: House

IS PROPOSED TO ERECT: Erect a 10' x 21' deck

BUILDING TO BE USED AS: Deck PROPOSED SIZE OF BUILDING: 10' x 21'

TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS: 210 sqft

SQ.FT. FURTHER DESCRIPTION OF PROPOSED ACTIVITY:

PROPOSED COST: \$.00

ESTIMATED DATE CONSTRUCTION TO BEGIN: June

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

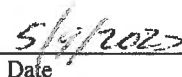
Agent's Address

Date

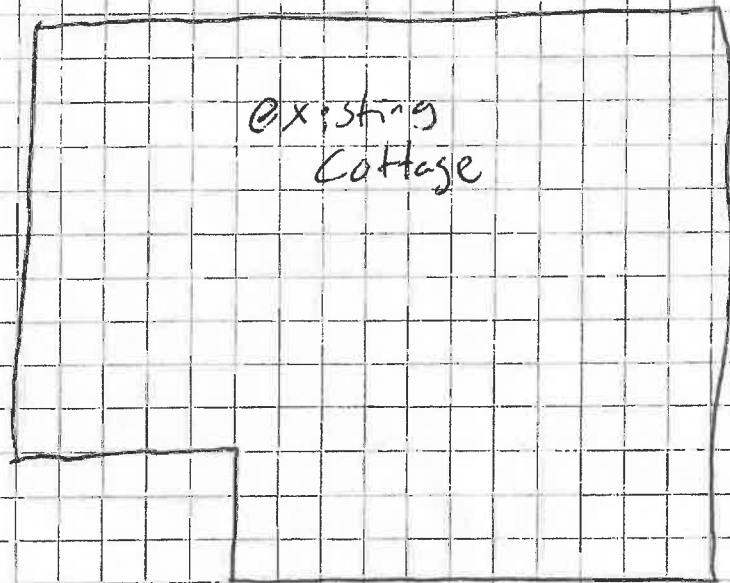
Permit Issued: 05/09/2025

Fee Paid: \$.00


T.C. Signature


Date

9285 Shady Shores Road



Existing
Cottage

Side setbacks
to stay same as existing
cottage

Proposed Deck → 10'

21' wide 10' deep
5' high

Front of proposed deck
35' to High Water mark



JOINT TOWN/VILLAGE OF CLAYTON ZONING BOARD OF APPEALS

AUTHORIZATION TO ACT AS AGENT

Name of Property Owner: _____ give my permission to:

Agent's name: Ala. B. B. B.

Address 2355 S. 1st St. W.
W. Vernon NY 13611

To submit an application for an _____ Use Variance, an ☒ Area Variance, or _____ Setback Approval to the
Joint Town/Village of Clayton's Zoning Board of Appeals for property located at:

9205 Shore Street Road
Clayton NY 13614
(Address of Property)

Tax Map # 3005-122 Block# _____ Lot# _____

Date property was acquired: November 2001

[Signature]
Signature of Property Owner

5/7/15 Date Phone #: (239) 989-4757

[Signature]
Signature of Agent

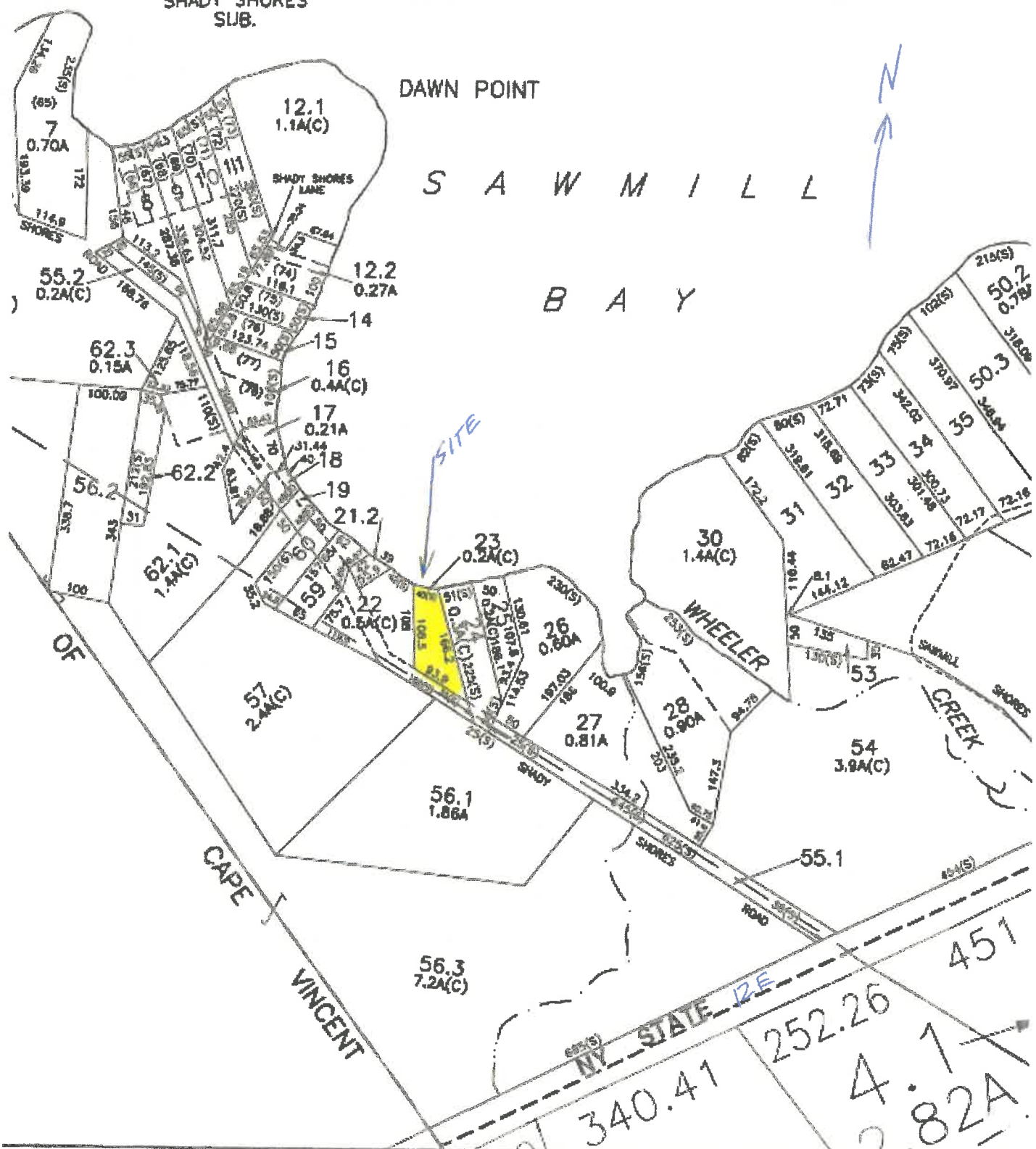
5/7/25 Date Phone #: (312) 531-1761

SHADY SHORES
SUB.

DAWN POINT

S A W M I L L

B A Y



DISTRICTS

	COUNTY LINE	— — — — —	STREAM OR SHORELINE	— · — · —
	TOWN LINE	— — — — —	LIGHT DISTRICT LINE	— — — — — L -
	VILLAGE, CITY LINE	— — — — —	SEWER DISTRICT LINE	— — — — — S -
	NATIONAL BOUNDARY	— — — — —	WATER DISTRICT LINE	— — — — — W -
	MILITARY BOUNDARY	— — — — —	SCHOOL DISTRICT LINE	— — — — — SCH -
	BLOCK LIMIT LINE	- - - - -	FIRE DISTRICT LINE	— — — — — F -

OBJECTID	Parcel ID	Numt	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
17331	30.05-1-22		Charlebois, Gary W	18875 Woodruff Settlement Rd	Watertown	NY	13601
17332	30.05-1-23		Enos, Robert Vernon	17 N Ridge St	Rye Brook	NY	10573
17333	30.05-1-24		Aulenbacher, Richard J	7 Hampshire Ln	Mendon	NY	14506