

CLAYTON JOINT TOWN/VILLAGE ZONING BOARD OF APPEALS AGENDA

Meeting of **Monday, June 16, 2025 at 7:00 PM**

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

7:00 PM: Public hearing for Bradley Kranz.

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

7:00 PM: Public Hearing for Lynn Sullivan.

Area variance for a shed in the Marine Residential District
(Town)

New Business

Unfinished Business

Adjourn the Meeting

**JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
May 19, 2025**

The meeting opened at 7:00 pm with the following members present: Dale MacLaughlin; Chip Garnsey; Lori Arnot; Nick Reddick; Mike McMahon (Alternate); PJ Schleher (Alternate) **Absent:** Steve Mack, Chairman. *Mike McMahon will sit in.*

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

Townpeople Present: Walter M. Jeram, Jr.; Melissa Storandt; Adam Beshores dba A & E Contracting; Ron DuFord; David Storandt; Joan Varsics; Meredith Bonisteel Nims; Meghan Caddick; Deborah Caddick; Ann Major-Stevenson; Bill Bonczyk; Joann Bonczyk; Pete Ledoux; Pat Ledoux; Bruce Heaslip.

Communications:

- The Meghan Caddick Variance application V-005-25 presented during the April 2025 meeting was presented with incorrect variance information therefore the decision to deny the application is being withdrawn. The applicant will receive another opportunity to present the application in order to construct a garage at 410 Merrick Street with the updated measurements.
- The Town of Clayton LED Sign variance will be tabled until further notice

Minutes- MOTION to approve the April 2025 ZBA minutes as submitted made by Mike McMahon, seconded by Chip Garnsey. All in favor, motion carried.

New Business:

1. (Village)

Applicant: Meredith Bonisteel Nims

Application Number: V-VAR-05-25

Action: Setback Variance

Site Location: 403 Jane Street, Clayton, NY 13624 (Tax Map #20.47-1-15)

Information: The applicant is requesting a variance in order to replace an existing 8' x 8' shed with a 16' x 20' garage in the rear of the property. It currently has an 8 ft setback on the side and a 10ft setback on the back. It will have a crawl space 2nd floor and will be 16ft peak. The new garage will have 5ft setbacks and will need 6ft variances. The ZBA received one letter of support from a neighbor. The Board would like to see Meredith move the shed by 1ft on both sides to leave a 6ft setback but Meredith would prefer not to. Dale believes the garage will be pretty well hidden. Existing landscaping will remain.

MOTION to open the public hearing for Meredith Bonisteel Nims variance application V-VAR-05-25 made by Chip Garnsey, seconded by Nick Reddick. All in favor, motion carried.

MOTION to close the public hearing for Meredith Bonisteel Nims variance application V-VAR-05-25 made by Lori Arnot, seconded by Chip Garnsey. All in favor, motion carried.

MOTION to declare the Meredith Bonisteel Nims variance application V-VAR-05-25 a Type II action made by Dale MacLaughlin, seconded by Chip Garnsey. All in favor, motion carried. Dale MacLaughlin went through the finding of fact.

MOTION to approve the Meredith Bonisteel Nims variance application V-VAR-05-25 with the condition that the shed cannot be less than 5ft from the property line made by Nick Reddick, seconded by Chip Garnsey.

AYE: MacLaughlin; Garnsey; Arnot; Reddick; McMahon

NAY: None ABSTAIN: None ABSENT: Mack

PASSED

2. (Town)

Applicant: The Shore Birds LLC

Application Number: T-VAR-002-25

Action: 15'-6" North

Location: 40309 NYS Route 12, Clayton, NY 13624 (Tax Map #20.07-2-34.1)

Information: Proposing to place a single-family residence where existing cottages would be removed. The new home would have a 39ft-6" setback. Other setbacks would be met when the existing cottages are removed and the new home built. The Board inquired about septic and well placement.

MOTION to open the public hearing for The Shore Birds LLC application T-VAR-002-25 made by Chip Garnsey, seconded by Lori Arnot. All in favor, motion carried.

No Public Comment

MOTION to close the public hearing for The Shore Birds LLC application T-VAR-002-25 made by Lori Arnot, seconded by Chip Garnsey. All in favor, motion carried.

MOTION to declare the The Shore Birds LLC application T-VAR-002-25 a Type II action made by Lori Arnot seconded by Chip Garnsey. All in favor, motion carried. Dale MacLaughlin went through the finding of fact

MOTION to approve The Shore Birds LLC application T-VAR-002-25 as submitted made by Chip Garnsey, seconded by Lori Arnot.

3. (Town)

Applicant: Robert Vernon Enos

Application Number: T-VAR-003-25

Action: 5' West Side-Yard Variance

20' North Front-Yard Variance

Site Location: 9285 Shady Shores Rd., Clayton, NY 13624 (Tax Map #30.05-1-23)

Information: The applicant is proposing to remove an existing non-conforming 10' x 10' deck and attach a new deck to the front of the house. The new deck will extend 10ft from the house and 35 ft from the high-water mark and the width of the house. No letters were received.

MOTION to open the public hearing for Robert Vernon Enos application T-VAR-003-25 made by Chip Garnsey, seconded by Lori Arnot. All in favor, motion carried.

No Public Comment

MOTION to close the public hearing for Robert Vernon Enos application T-VAR-003-25 made by Chip Garnsey, seconded by Mike McMahon. All in favor, motion carried.

MOTION to declare the Robert Vernon Enos application T-VAR-003-25 a Type II action made by Nick Reddick seconded by Chip Garnsey. All in favor, motion carried. Dale MacLaughlin went through the finding of fact.

MOTION to approve Robert Vernon Enos application T-VAR-003-25 with the condition that the existing deck is removed made by Chip Garnsey, seconded by Lori Arnot.

The Board discussed the possibility of implementing a new point system for reviewing applications. The system would give the Board a standard procedure for all applications which will add consistency and solidarity to decision making.

Motion was made to adjourn the meeting at 7:50 PM by Chip Garnsey, seconded by Mike McMahon. 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 **June 16, 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 **Bradley & Kristen Kranz** on their property located 16667 Jackson Lane, Clayton NY 13624 in the Marine Residential district, Tax Map # 20.08-1-11. The petitioner is requesting to erect a cottage/house 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-005-25
Date of Application: 5/4/2025
Application Fee Received: \$150.00 #2102
Date of Public hearing: 6/16/2025 7:00 PM

Zoning District: Town of Clayton
Tax Map #: 20.08 Block #: 1 Lot: 11

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) Bradley and Kristen Kranz
Is/are the owner (s) of property situated at the following address:
16667 Jackson Lane, Clayton, New York 13624

The above described property was acquired by the applicant (s) on 11/11/2024
Date

B: The applicant requests the following AREA variance to:

The area or dimensional variance requested is as follows:
Rear setback (Existing) 14' , side setback (5')

ATTACH A SITE PLAN DRAWN TO SCALE

{ 10' East Sideyard variance
16' South Rear yard 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:

The existing seasonal cottage to be demolished and reconstructed with increased side setback, will match and enhance the existing neighborhood

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

The narrow lot creates challenges for the side setbacks for reconstruction of the 14' x 24' 1-room seasonal cottage, while preserving space on the center of the lot for a future primary home construction. The 5' setback will improve the existing condition which has ~14' setback currently.

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

side setback of 5' 0" is in keeping with neighboring structures. Rear setback remains the same. Water side setback remains the same.

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

Existing septic will remain. Run 0-66 from roof will be improved with gutters and drain pipe

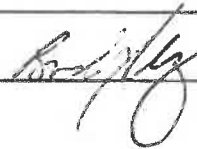
D: State Inspection:

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

Dated: 4/30/2025 Phone #: 518-813-8979
Applicants Name: Bradley Kranz (please print)
Mailing Address: 16653 Jackson Ln, Clayton NY 13624

Applicants Signature:



Short Environmental Assessment Form

Part 1 - Project Information

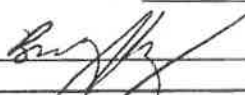
Instructions for Completing

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			
Kranz Cottage - Bradley and Kristen Kranz			
Name of Action or Project: seasonal cottage reconstruction			
Project Location (describe, and attach a location map): 16667 Jackson Ln, Clayton NY 13624			
Brief Description of Proposed Action: Due to poor condition, demo existing 14' x 24' seasonal cottage and reconstruct new seasonal cottage of similar footprint and style with increased side setback of 5'0".			
Name of Applicant or Sponsor: Bradley Kranz		Telephone: 518-813-8979	
		E-Mail: bkranzenycap,rr.com	
Address: 16653 Jackson Ln			
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?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: Building Permit, Zoning Permit, Area Variance		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.30 acres	
b. Total acreage to be physically disturbed?		.008 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.58 acres	
4. Check all land uses that occur on, are adjoining or 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input checked="" 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: <u>Private Well</u>	<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: <u>Private Septic System</u>	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Bradley Kranz</u> Date: <u>4/30/2025</u> Signature: <u></u> Title: <u>Property Owner</u>		

ST. LAWRENCE RIVER
FLOW

THICK OF WATER
EXPOSED BEDROCK

0.8± ACRES
(SEE SURVEYOR'S NOTE)

REFERENCE DEED
CLAUDE W. MOORE, JR.
BY LAFAYETTE WHITE & MCGIVERN, L.L.P.C.
RECORDED IN CLAYTON COUNTY, NEW YORK
BOOK 100, PAGE 110

REFERENCE MAP
CLAUDE W. MOORE, JR.
BY LAFAYETTE WHITE & MCGIVERN, L.L.P.C.
RECORDED IN CLAYTON COUNTY, NEW YORK
BOOK 100, PAGE 110

THE NEW YORK STATE DEPARTMENT OF TAXATION
NOT FORCED TO BE PAID TO THE STATE

NOTES:
1. THIS MAP WAS PREPARED FOR THE SURVEYOR'S OFFICE BY THE SURVEYOR'S OFFICE.
2. THIS MAP WAS PREPARED FOR THE SURVEYOR'S OFFICE BY THE SURVEYOR'S OFFICE.
3. THIS MAP WAS PREPARED FOR THE SURVEYOR'S OFFICE BY THE SURVEYOR'S OFFICE.

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CLAUDE W. MOORE, JR.
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RECORDED IN CLAYTON COUNTY, NEW YORK
BOOK 100, PAGE 110

subject property: 1667 Jackson, Clayton, NY



KATHLEEN E. LACLAIR &
MICHAEL J. CASSELLMAN
SURVEYORS
CLAYTON, NEW YORK

LAFAYETTE WHITE & MCGIVERN, L.L.P.C.
LAND SURVEYORS
CLAYTON, NEW YORK

DATE	SCALE	FILE	DATE OF LOCATION
10/1/2004	1" = 20'	100-110	10/1/2004

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

LEGEND
O - EXISTING SURVEY
X - EXISTING SURVEY
--- EXISTING SURVEY

WARNING - This is a reproduction of a map prepared by the State of New York Department of Taxation. It is not a survey map and should not be used for any purpose other than for reference. The map is not a survey map and should not be used for any purpose other than for reference. The map is not a survey map and should not be used for any purpose other than for reference.

ST. LAWRENCE RIVER

FLOW →

EDGE OF WATER
(LOCATED 08/20/2024)

N 80°48'49" E 74.15'
(THE DIMENSION ONLY)

PETER WOSYLUK AND
CAROL WOSYLUK
LIBER 1141, PAGE 301
TAX PARCEL 20.08-1-12

LOT 6
LOT 7

REFERENCE MAP:
"MAP OF LAND SURVEYED FOR
RICHARD & NANCY POWERS"
DATED 05/20/2020
LAFAYE, WHITE & MCGIVERN, L.S., P.C.

BRADLEY T. KRANZ
AND KRISTEN S. KRANZ
INSTRUMENT 2020-00007419
TAX PARCEL 20.08-1-10

REFERENCE DEED

GLADYS M. BLOODOUGH,
BY HER ATTORNEY-IN-FACT,
KATHLEEN E. LACLAIR
TO
KATHLEEN E. LACLAIR AND
MICHAEL J. CASSELMAN
DEED DATED 03/27/2002
RECORDED 03/28/2002
LIBER 1848, PAGE 14
TAX PARCEL 20.08-1-11
0.3± ACRE

HOUSE

HOUSE

Approx.
Location
of re-
construction
720 sqft
cottage

BUILDING

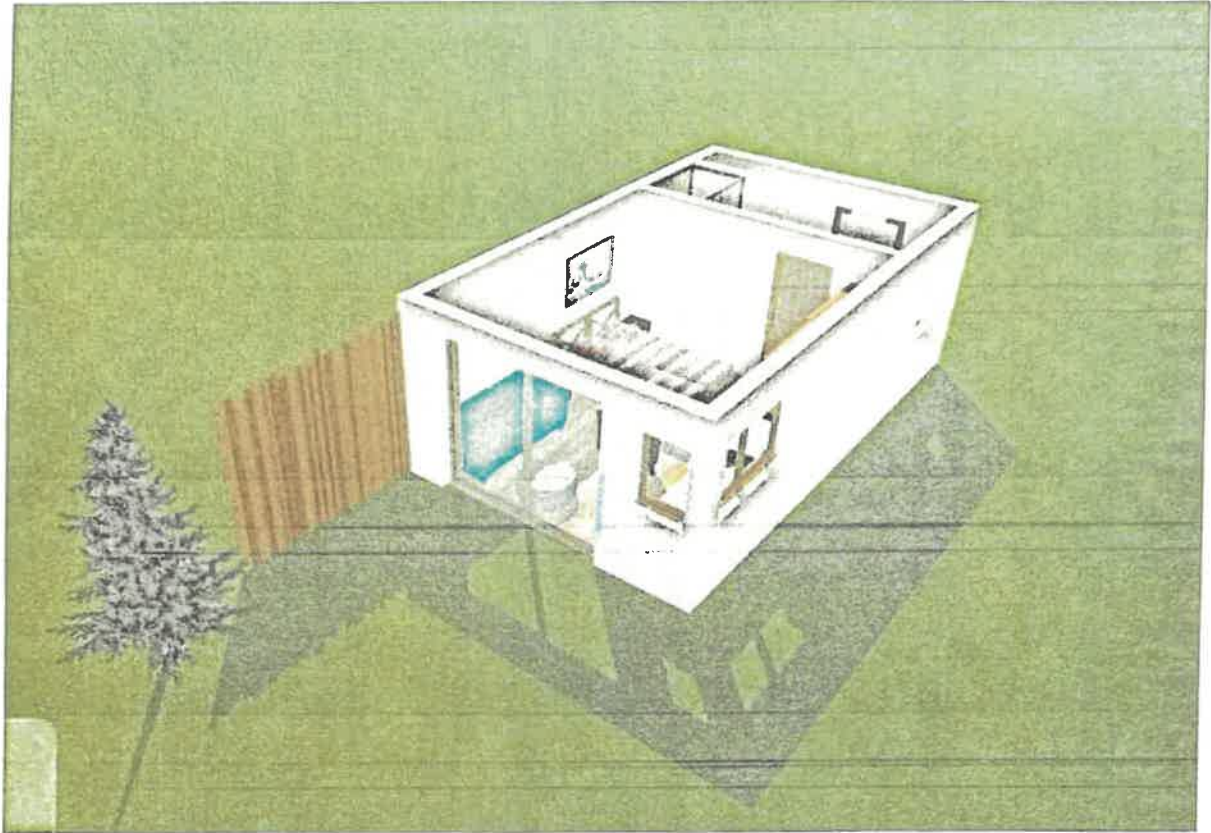
SHED

POINT OF BEGINNING
OF DESCRIPTION

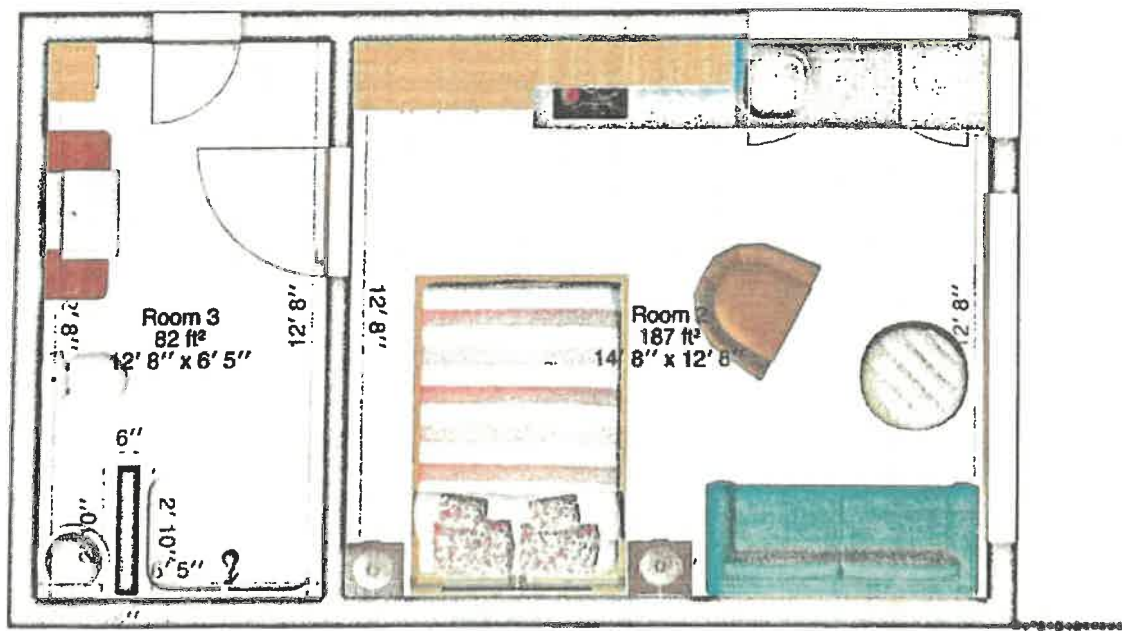
JACKSON LANE
PRIVATE RIGHT OF WAY
(25' WIDE)

CRUSHED STONE

Proposed Replacement Structure



720 sq ft total



Permit Number

20.08-1-11

16667 Jackson Ln, Clayton NY

13624

USE TYPEWRITER OR
BALLPOINT PEN
(WRITE FIRMLY ON HARD
SURFACE)

Tax Map Number Road Name/ Property Address Post Office

APPLICANT'S NAME Bradley Kranz TELEPHONE NUMBER (518) 813-8979

LOCATED ON _____ NORTH _____ EAST _____ SOUTH _____ WEST SIDE OF STREET
SIZE OF LOT: 75 FT. FRONTAGE X 175 FT. DEEP 13,125 SQ. FT.

OTHER BUILDINGS ON SAME LOT: _____

TOWN OF
CLAYTON
APPLICATION
For
ZONING
PERMIT

IT IS PROPOSED TO: ☒ ERECT ☒ ALTER ☐ EXTEND ☐ LOCATE ☒ MOVE _____ A FAMILY DWELLING
_____ PRIVATE _____ GARAGE _____ APARTMENT _____ MOBILE HOME _____ RECREATIONAL VEHICLE _____ UTILITY BUILDING ☒ OTHER
BUILDING TO BE USED AS seasonal cottage PROPOSED SIZE OF BUILDING 14 FT. WIDE X 24 FT LONG _____ FT HIGH PROPOSED
SQ. FT. FURTHER DESCRIPTION OF THE PROPOSED ACTIVITY Demo existing seasonal cottage
and reconstruct similar building of similar size/style relocate
to increase side setback from existing 1'4" to 5'

TOWN USE ONLY

Permit Issued _____
Fee Paid _____

Authorized Official _____

PROPOSED COST \$ 75,000 ESTIMATED DATE CONSTRUCTION TO BEGIN 2025
IS PROPERTY LOCATED WITHIN FLOOD HAZARD AREA? YES ☒ NO ☐

IN CONSIDERATION OF THE GRANTING OF THE 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 HEARBY AFFIRM THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Bradley Kranz 16653 Jackson Ln, Clayton 4/30/2025
Owners Signature Owners Address Date

Agents Signature Agents Address Date

SPICER BAY



1,552,000

E 962,200

0.07

JACKSON
SUB. 2

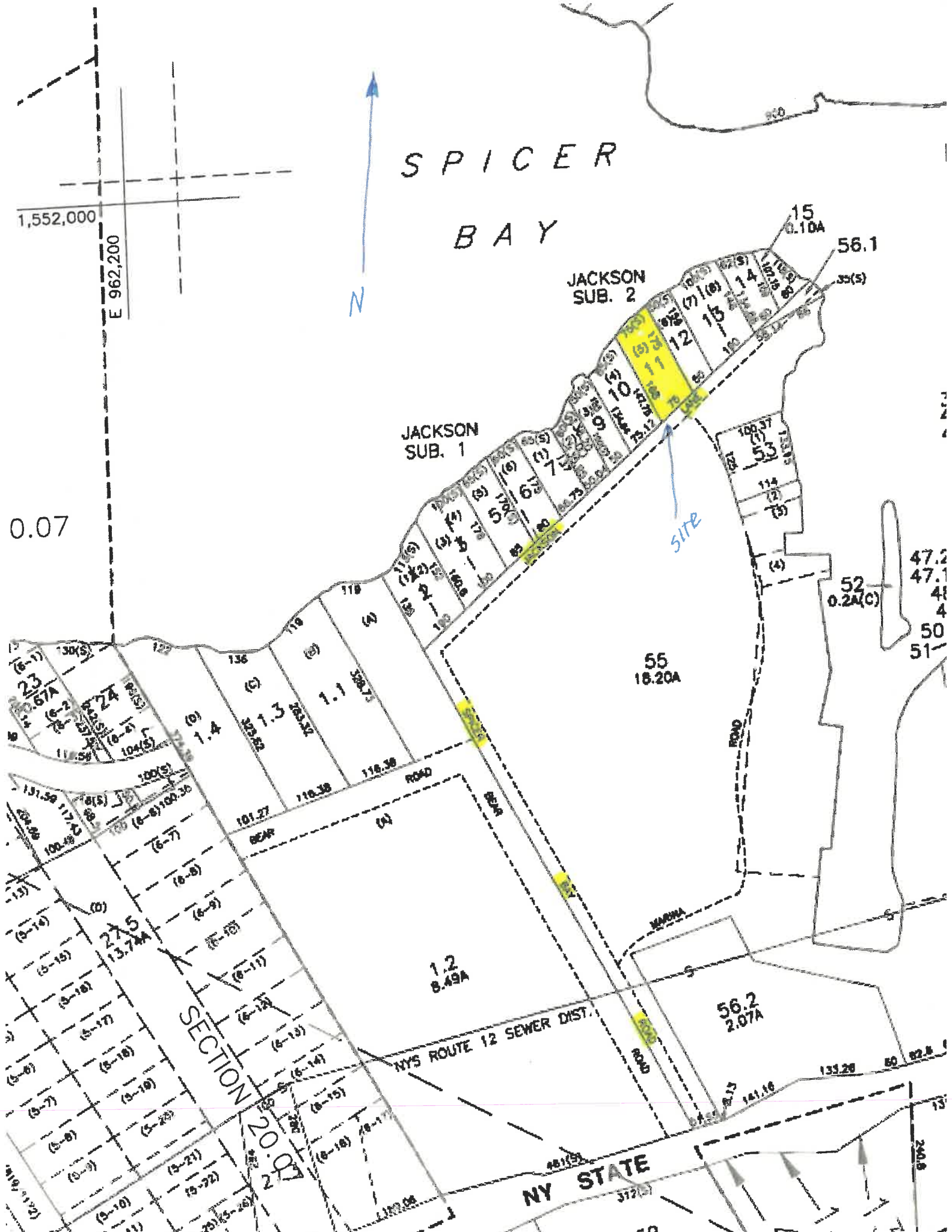
JACKSON
SUB. 1

site

SECTION
20.2

NY STATE
ROUTE 12 SEWER DIST.

NY STATE



OBJECTID	Parcel ID Numbe	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
12837	20.08-1-10	Kranz, Bradley T	28 Westover Rd	Slingerlands	NY	12159
12838	20.08-1-11	Lacclair, Kathleen E	37280 Clayton Center R	Clayton	NY	13624
12839	20.08-1-12	Wosyluk, Peter	856 Warwick Tpke	Hewitt	NJ	7421
12920	20.08-1-55	CDF & Associates LLC	P.O. Box 327	Clayton	NY	13624

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 Amot
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 **June 16, 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 **Lynn L. Sullivan** on their property located 43205 Murray Island, Clayton NY 13624 in the Marine Residential district, Tax Map # 20.08-1-11. The petitioner is requesting to erect a storage shed 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-004-25
Date of Application: 6/5/2025
Application Fee Received: \$150.00 + 111
Date of Public hearing: 6/16/2025 7:00pm

Zoning District: MR - MARINE Residential
Tax Map #: 12.07 Block #: 1 Lot: 11

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) LYNN L. SULLIVAN (MEMBER) Murray Island LLC.
Is/are the owner (s) of property situated at the following address:
43205 Murray Island 614-832-5628
Clayton, N.Y 13624
The above described property was acquired by the applicant (s) on 6-8-2010
Date

B: The applicant requests the following AREA variance to:

BUILD A shed to store sports equipment and random un-used household materials.
The area or dimensional variance requested is as follows:
The best location for this shed is approx 27' from the high water mark
on the north side of the existing cottage near the steps to the water.

ATTACH A SITE PLAN DRAWN TO SCALE

28' North Front yard 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 be far away from the neighbors property lines. It will
have a low profile and be constructed and finished to
blend in with the existing cottage and natural surroundings

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

The topography of this property makes it difficult to find a
flat place near the existing stairs for the shed any farther
away from the high water mark that we have already
planned for.

Andy Greene
P.O Box 289
Wellesley Island 13640

(3) The requested variance is not substantial in that: the buildable area
begins approx 27' from the high water mark.

(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
a small shed constructed on piers and built
of normal residential construction materials.

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:

Any time (this is a seasonal home that is often vacant)

Dated: 5/19/25 Phone #: 614-832-5628

Applicants Name: Lynn L. Sullivan (please print)

Mailing Address: 1886 Jewett Rd.
Powell, OH 43065

Applicants Signature: Lynn L. Sullivan







43205 Murray Island,
Clayton, N.Y. 13624

342 ft

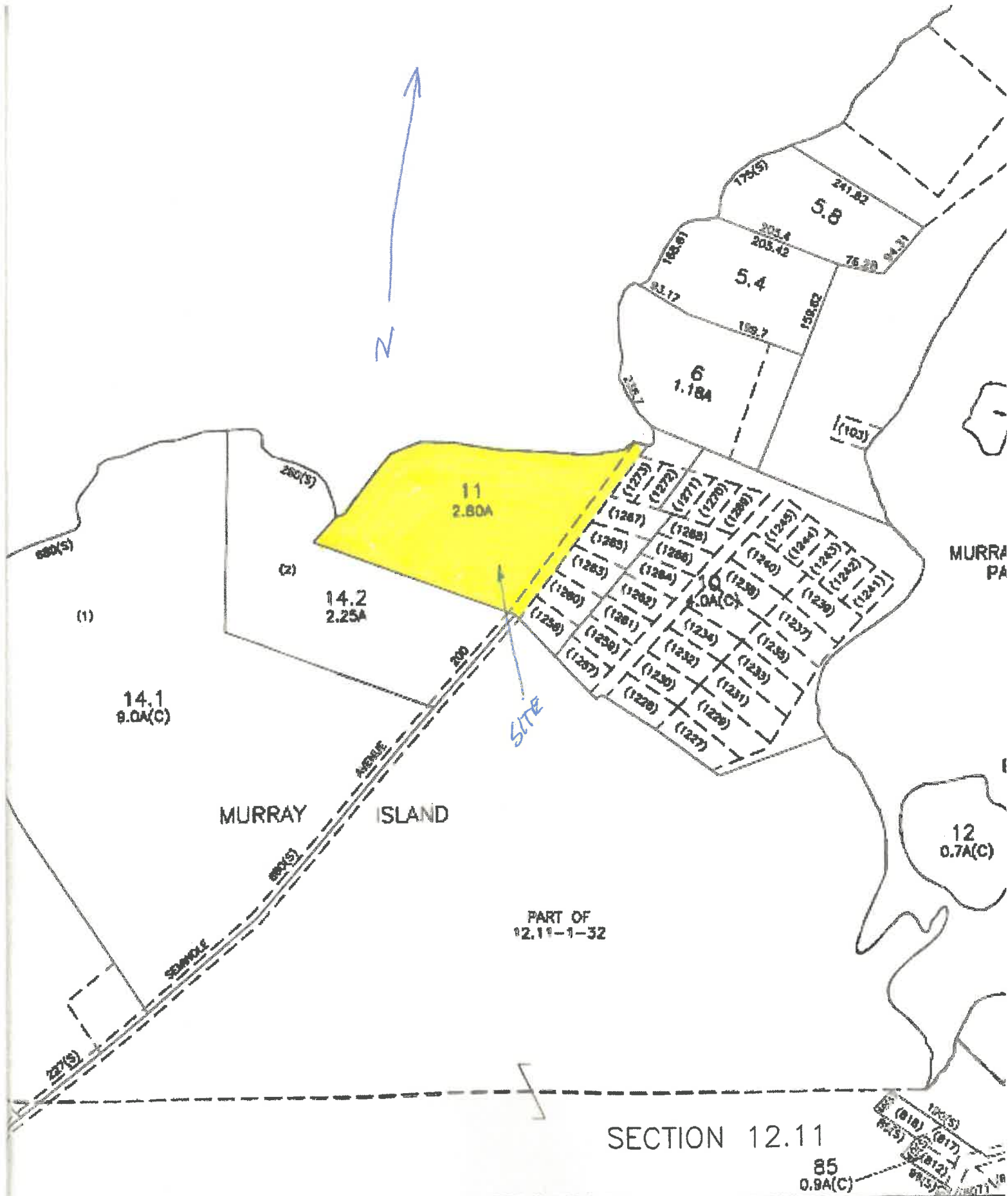
MURRAY IS

2.8 acres +/-
Tax Map #223288 12.7-1-11



Site Map
Scale: 1" = 1'-0"





LEGEND

— — — — —	STREAM OR SHORELINE	— — — — —	PROPERTY LINE	— — — — —	GREAT LOT NO.
— — — — —	LIGHT DISTRICT LINE	— — — — —	SUBDIVISION/EASEMENT LINE	— — — — —	CALCULATED A
— — — — —	SEWER DISTRICT LINE	— — — — —	GREAT LOT LINE	— — — — —	DEED ACREAGI
		— — — — —	SUBDIVISION LOT NUMBER	(1.3)	SCALE DIMEN



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-023-25	Tax Map #: 12.07-1-11	Property Address: 43205 Murray Is Clayton, New York 13624
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APPLICANT NAME: Murray Island LLC TELEPHONE NUMBER:

STATUS: **Denied**

LOCATED ON: North

SIZE OF LOT: 2.8 acres

OTHER BUILDINGS ON SAME LOT: House

IS PROPOSED TO ERECT: Erect a 10' x 14' shed

BUILDING TO BE USED AS: Storage PROPOSED SIZE OF BUILDING: 10' x 14'

TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS: 140 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: 06/05/2025

Fee Paid: \$.00

ZEO Signature

Date

OBJECTID	Parcel ID Number	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
7699	12.07-1-10	Cole, Frank H	16232 Rainbow Shores Dr	Clayton	NY	13624
7700	12.07-1-11	Murray Island LLC	122 Bedens Brook Rd	Skillman	NJ	8558
7704	12.07-1-14.2	Gilmore, Geoffrey P	66 Brookdale Pl	Newtown	PA	18940
7707	12.07-1-5.1	Price-Kellogg Co Trustee, Taylor	P.O. Box 500	Clayton	NY	13624
7712	12.07-1-6	Murray Island Family Trust LLC	15058 Valley Dr	Clayton	NY	13624
7734	12.11-1-32	Thousand Islands Land Trust	P.O. Box 238	Clayton	NY	13624