

CLAYTON JOINT TOWN/VILLAGE ZONING BOARD OF APPEALS AGENDA

Meeting of **Monday, August 18, 2025 at 7:00 PM**

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

7:00 PM: Public Hearing for Lynn Sullivan. (CONTINUED)
Area variance for a shed in the Marine Residential District
(Town)

7:00 PM: Public Hearing for Carl Reinman. (CONTINUED)
Area variance for a shed in the Marine Residential District
(Town)

7:00 PM: Public Hearing for Lawrence Kingsley.
Area variance for an Ag building in the Marine Residential District
(Town)

New Business

Unfinished Business

Adjourn the Meeting

**JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
July 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); PJ Schleher (Alternate) **Absent:** Nick Reddick; Mike McMahon. *PJ Schleher will sit in for Nick Reddick.*

Also Present: Town ZEO Richard Ingerson; Town Board Liaison James Kenney; Recording Clerk Mariah LaClair.

Townspeople Present: William Heyman; Katherine Semelsberger.

Communications: The Sullivan application has not received communication from National Grid. **Motion** to adjourn the Sullivan application until next month made by Lori Arnot, seconded by Chip Garnsey. All in favor, motion carried.

The Reinman applicant did not attend the meeting. **Motion** to table the Reinman application until next month made by Chip Garnsey seconded by Dale MacLaughlin. All in favor, motion carried.

Minutes- MOTION to approve the June 2025 ZBA minutes with a correction Board members in attendance made by Dale MacLaughlin, seconded by Chip Garnsey. All in favor, motion carried.

Motion was made to adjourn the meeting at 7:10 PM by Chip Garnsey, seconded by PJ Schleher. 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 **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: LYAN L. SULLIVAN (please print)

Mailing Address: 1886 Jewett Rd.
Powell, OH 43065

Applicants Signature: _____

Lynn L Sullivan







43205 Murray Island,
Clayton, N.Y. 13624

3424

MURRAY IS

2.8 acres +/-
Tax Map #223289 12.7-1-11



Site Map
Scale: $\frac{1}{64}$ " = 1'-0"





**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 |
|-------------------|-----------------------|--|

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 |

JOINT TOWN/VILLAGE OF CLAYTON ZONING BOARD OF APPEALS

AUTHORIZATION TO ACT AS AGENT

LYNN L. SULLIVAN give my permission to:
(Name of Property Owner)

(Agent name): ANDY GREENE

Address: 18800 PEARL DOCK ROAD
WHEELSLEY ISLAND, NY 13640

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:

43205 Murray Island
Clayton, N.Y. 43295
(Address of Property)

Tax Map # 223289 Section 12.7 - 1-11 Lot # 6-8-2010

Date property was acquired:

Lynn L. Sullivan
Signature of Property Owner

6/9/25 Date 64 832-5628 Phone #

Andy Greene
Signature of Agent

6-16-25 Date 315 523-0123 Phone #

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
Nick Reddick
Dale MacLaughlin
Clyde H. Garnsey
Alt: Mike McMahon
Parker Schleher

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 **July 21, 2025 at 7:00 PM** or soon after in the Towns 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 **Carl H. Reinman** on their property located 12563 Reinman Lane, Clayton in the Marine Residential district, Tax Map # 19.20-1-33.1. The petitioner is requesting to erect a building closer to a property line than allowed. Such action 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-006-25
Date of Application: 7/9/25
Application Fee Received: 150.00 + 970
Date of Public hearing: 7/21/25 7:00 PM

Zoning District: MR
Tax Map #: 19.20 Block #: 1 Lot: 33.1

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) REINMAN REVOCABLE TRUST-CARL REINMAN
Is/are the owner (s) of property situated at the following address:
12503 REINMAN LN CLAYTON N.Y.

The above described property was acquired by the applicant (s) on MARCH 20 2014
Date

B: The applicant requests the following AREA variance to:

BUILD A STORAGE SHED TO REPLACE AN OLD ONE
The area or dimensional variance requested is as follows:
0 LOT LINE (HAVE 15' EASEMENT FROM NEIGHBOR)

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:

IT REPLACES AN OLD SHED, BUILT 1923

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

SHED NEEDS TO BE ON LOT LINE
TO ALLOW PASSAGE BETWEEN HOUSE
AND SHED, ROAD TO SHORE.

(3) The requested variance is not substantial in that: IT REPLACES
AN OLD SHED IN THE SAME SPOT

(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 IS
HIDDEN IN HEDGE ROW TREES

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:

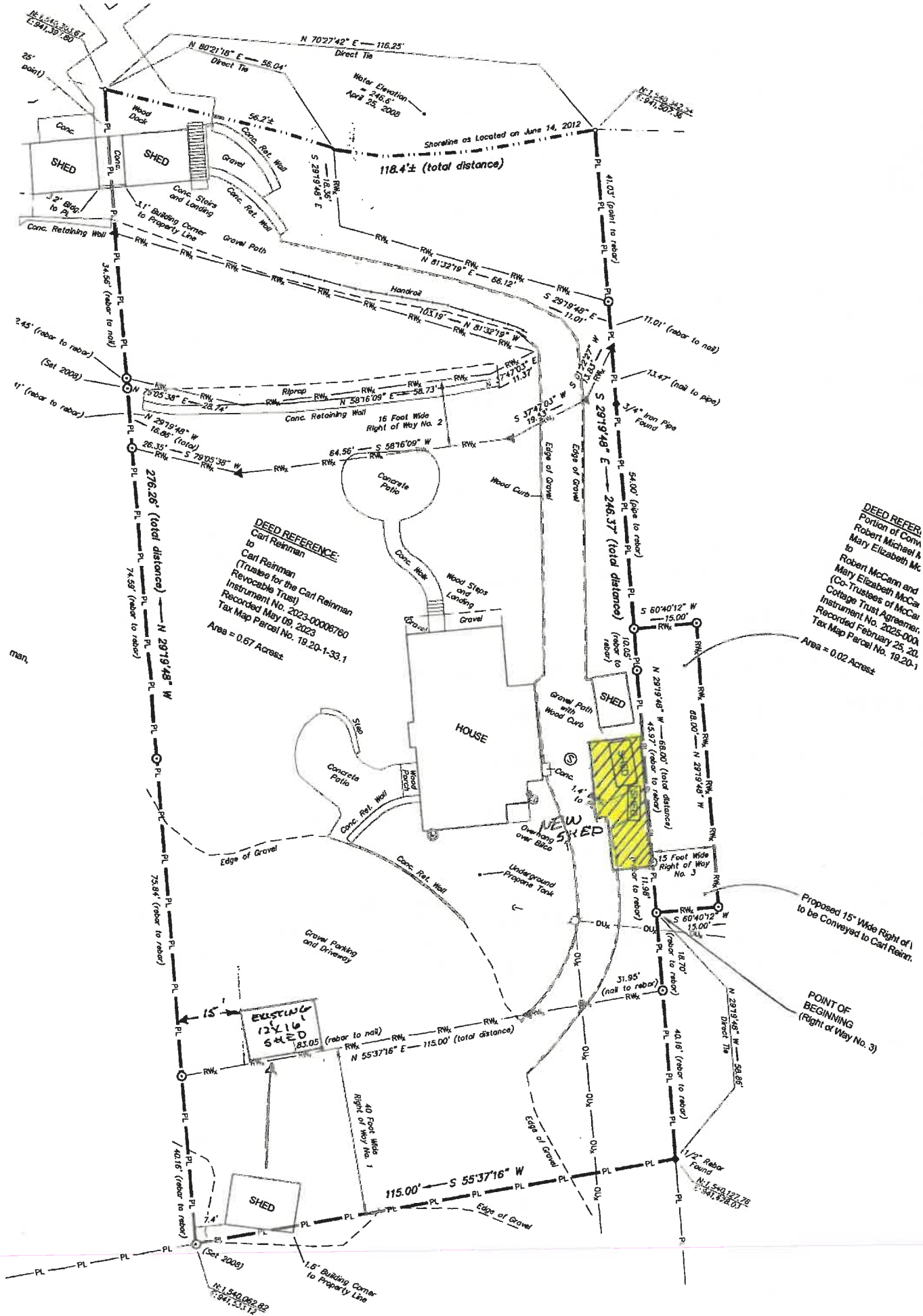
ANY TIME

Dated: JUNE 30 2025 Phone #: 315-686-7071

Applicants Name: CARL REINMAN (please print)

Mailing Address: 12563 REINMAN LN
CLAYTON NY 13624

Applicants Signature: Carl Reinman





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-038-25 | Tax Map #: 19.20-1-33.1 | Property Address: 12563 Reinman Ln Clayton, New York 13624 |
|-------------------|-------------------------|---|

APPLICANT NAME: Carl Reinman TELEPHONE NUMBER:

STATUS: **Denied**

LOCATED ON: North

SIZE OF LOT: Lot of record

OTHER BUILDINGS ON SAME LOT: House , shed, private garage

IS PROPOSED TO ERECT: Erect a new shed

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

TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS:

SQ.FT. FURTHER DESCRIPTION OF PROPOSED ACTIVITY:

PROPOSED COST: \$.00

ESTIMATED DATE CONSTRUCTION TO BEGIN: July

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

7/9/25
Date

Permit Issued: 07/09/2025

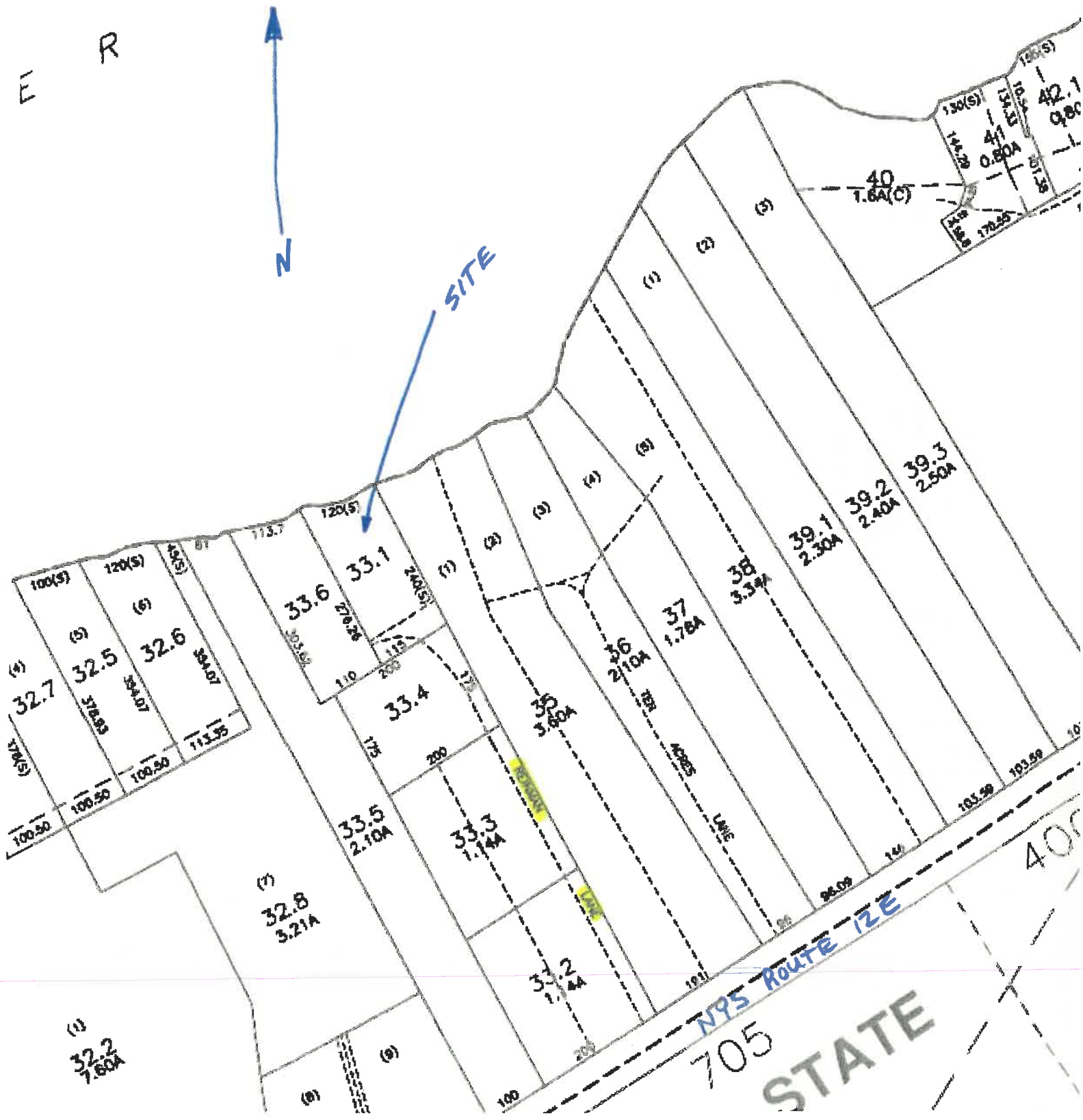
Fee Paid: \$.00


ZEO Signature


Date

COPY

SECTION 19.00



| OBJECTID | Parcel ID Number | Owner Name | Tax Address | Tax City | Tax State | Tax ZIP |
|----------|------------------|---------------------------|--------------------|-----------|-----------|---------|
| 12203 | 19.20-1-33.1 | Reinman Trustee, Carl | 12453 Reinman Ln | Clayton | NY | 13624 |
| 12206 | 19.20-1-33.4 | Semelsberger, Katherine A | 12435 Reinman Ln | Clayton | NY | 13624 |
| 12207 | 19.20-1-33.5 | Hartz, Richard | 38333 NYS Rte 12E | Clayton | NY | 13624 |
| 12208 | 19.20-1-33.6 | Heyman, William J | P.O. Box 303 | Clayton | NY | 13624 |
| 12209 | 19.20-1-35 | McCann, Robert Michael | 29 Thrushfield Way | Pittsford | NY | 14534 |

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

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Zoning Board of Appeals

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(Chairman)
Lori Arnot
Nick Reddick
Dale Maclaughlin
Clyde H. Garnsey
Alt: Mike McMahon
Parker Schleher

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 **August 18, 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 **Lawrence D. Kingsley** on their property located 39047 Zenda Road, Clayton in the Marine Residential district, Tax Map # 20.13-1-8. The petitioner is requesting to erect a building closer to a property line than allowed. Such action 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-007-25
Date of Application: 8/7/2025
Application Fee Received: \$150.00 # 3142
Date of Public hearing: 8/18/2025 7:00PM

Zoning District: MR
Tax Map #: 20.13 Block #: 1 Lot: 8

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) Lawrence D and Diane H. Kingsley
Is/are the owner (s) of property situated at the following address:
39047 Zenda Road (Farm Rd), Clayton

The above described property was acquired by the applicant (s) on 10/21
Date

B: The applicant requests the following AREA variance to:

Building proximity to property line (Zenda Farm)
The area or dimensional variance requested is as follows:
Building is located 61 feet from property line
Zoning Requirement for agriculture use is 100 Feet

ATTACH A SITE PLAN DRAWN TO SCALE

C: Reasons for request:

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

The neighboring property is Zenda Farm Preserve
The Thousand Islands Land Trust is in support
of the variance request

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

Cost prohibitive to move the structure

(3) The requested variance is not substantial in that: The neighboring property
is currently used for agriculture including
housing livestock.

(4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because: no it will
not. The property will be used to
house 1-2 horses for < 20 days per year.
The horses will continue to be primarily
housed at their current location.

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:

Yes

Dated: 7/17/25 Phone #: 847-224-5189
Applicants Name: Lawrence A Kingale (please print)
Mailing Address: 156 S Winball Hollow Road
Bandville, VT 05340

Applicants Signature: 

TOWN OF CLAYTON
AGRICULTURAL DATA STATEMENT

This statement is to be submitted with all applications required for a Special Use Permit, Site Plan Review, Use Variance or subdivision Review for projects occurring within 500 feet of a farm in an agricultural district. (Reference Town Law 283-a)

Date: 8/7/2025.

Tax Map # 20.13 Block # 1 Lot # 8.

1. Applicant's Name: Lawrence D. Kingsley.

Address: 156B Winhall Hollow Road.

Bondville, VT 05340.

Phone Number: 847-224-5189.

2. Project Location: 39047 Zenda Road.


3. Project Description: Use an existing building for Ag use.

4. List names and addresses of all **Agricultural District Owners** within 500' of the proposed project: (attach additional sheet if necessary)

1. Thousand Islands Land Trust . Ag Land .

P.O. Box 238 .

Clayton, NY 13624 .


(Person preparing this forms signature)

8/7/25
Date

Farming Operation, as defined by the Agriculture and Markets Law, Article 25-AA, means the land used in agricultural production, farm buildings, equipment and farm residential buildings.

TOWN OF CLAYTON

Zoning Officer

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

Planning Department

405 Riverside Drive
Clayton NY 13624
(315) 686-3512 Ext. 29
Fax (315) 686-2651

Planning Board

Douglas Rogers
(Chairman)
Adam Powers
Sandra McMullen
Ed Higgins
Kevin Patchen
Terese Christensen
Alt: Alson Taylor
Thomas Williams

August 7, 2025

Thousand Islands Land Trust
P.O Box 238
Clayton, NY 13624

Re: Agricultural Data Statement

Dear Land Trust:

PLEASE BE ADVISED that a site plan review application has been submitted to the Planning Board by **Lawrence D. Kingsley** is requesting the approval to use existing building for Ag use, this is located on the property located at Tax Map # 20.13-1-8 at 39047 Zenda Road, Clayton NY 13624 in the Marine-Residential district.

Enclosed is a copy of the **Agricultural Data Statement** submitted in conjunction with this project. This information is being forwarded to you in accordance with Section 305-a of the Agriculture and Markets Law and Town Law Section 283-a.

Comments may be made in writing or in person to:

Douglas Rogers, Chairman
Joint Town/Village of Clayton Planning Board
405 Riverside Drive, Clayton, NY 13624

Sincerely,

Richard Ingerson, Zoning Officer

| OBJECTID | Parcel ID Number | Owner Name | Tax Address | Tax City | Tax State | Tax ZIP |
|----------|------------------|-----------------------------|------------------------|-------------|-----------|---------|
| 13096 | 20.13-1-12.16 | Sweeten, Ann | 20 Oliver St | Salem | MA | 1970 |
| 13097 | 20.13-1-12.17 | Thousand Islands Land Trust | P.O. Box 238 | Clayton | NY | 13624 |
| 13104 | 20.13-1-12.71 | Thousand Islands Land Trust | P.O. Box 238 | Clayton | NY | 13624 |
| 13137 | 20.13-1-4.1 | Taylor, Jonathan | 38907 Dalton Ln | Clayton | NY | 13624 |
| 13156 | 20.13-1-6 | Russell Greene, Charlene A | 38977 Dalton Ln | Clayton | NY | 13624 |
| 13157 | 20.13-1-7 | Charboneau, Robert | 104 Baldwin Rd | Ticonderoga | NY | 12883 |
| 13158 | 20.13-1-8 | Zenda Farm Holdings LLC | 156B Winhall Hollow Rd | Bondville | VT | 5340 |

Kingsley Variance Request:

Background:

Prior to the 2024 agriculture (north of NYS 12) zoning ruling, we had constructed a mixed use small facility with the intent of housing both equipment and 1 or 2 horses (if permitted).

The facility is what is commonly referred to as a run-in shed for the portion of the structure that would potentially house the horse(s). It has two summer stalls and an enclosed area for tack or equipment.

The facility is 61 feet from the property line with Zenda Farm Preserve. It does not meet the 100 foot setback requirement. The land trust is supportive of having horses on our property and is also supports housing them in the existing structure.

We respectfully request a variance accordingly. It's important to note that the land trust is an active agricultural use environment and that the structures that are depicted on the map are currently being used to support the community garden and to house the sheep that summer at Zenda.

It's probably also worth noting that we would only be using the structure on a seasonal and occasional basis. We plan to continue to house the horse(s) at their current location in LaFargeville.

We appreciate the consideration and are available to address any questions.

Larry and Diane Kingsley

Existing shed

NOTES:

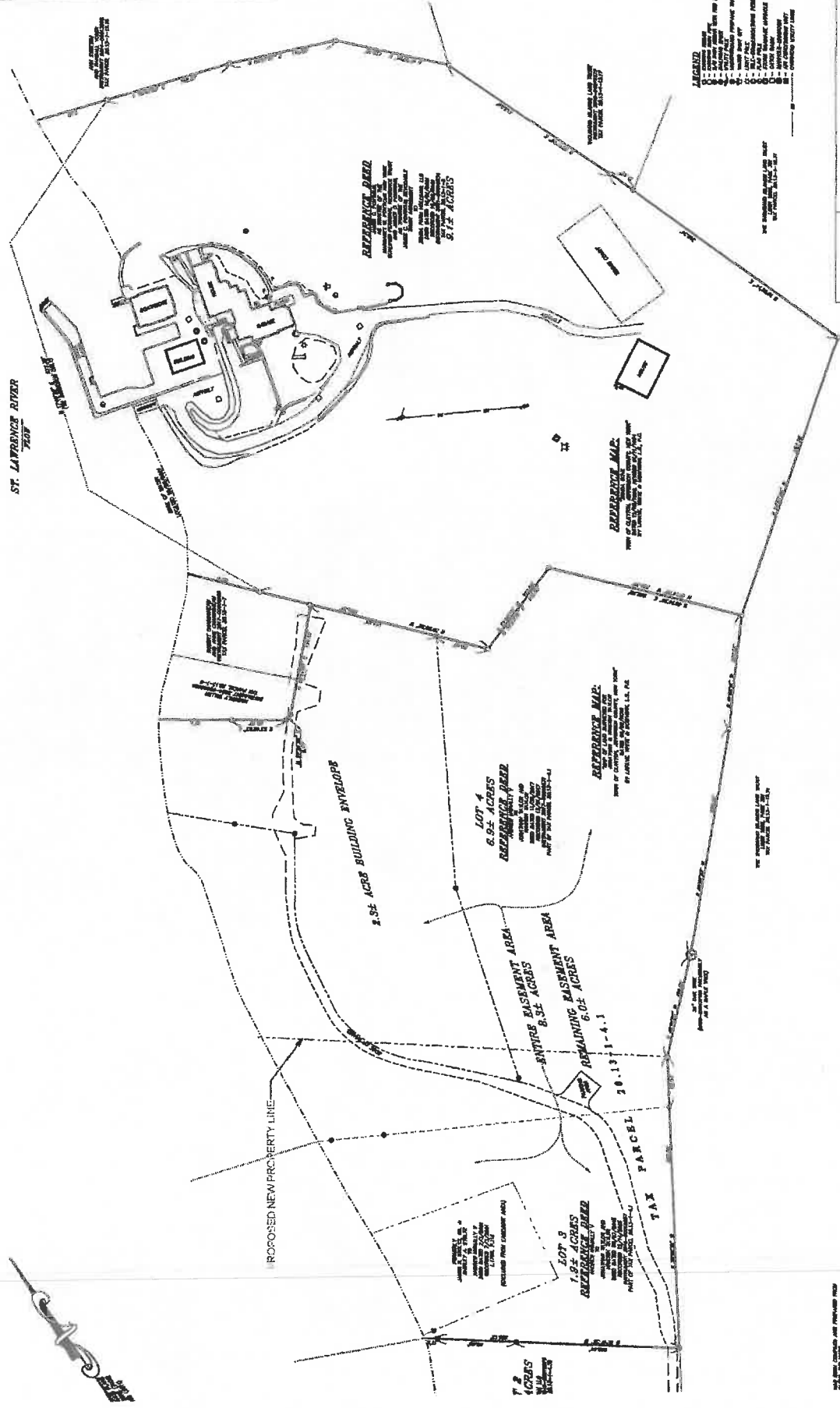
ISSUE DATES:
01.14.2025 PROPOSED SITE

ARCH
TAYLOR ARCHITECTURE PLLC
1000 PARK AVENUE
CLAYTON, NEW YORK 11530
ARCHITECT
01.14.2025

ZENDA FARM HOLDINGS, LLC
3800 FARM ROAD
CLAYTON, NEW YORK 11530

EXISTING SURVEY
SCALE 1" = 50'

C
1.0
PLAN
DATE



- LEGEND**
- 1. EXISTING LOT AND TRACT
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PROPERTY OF:
ZENDA FARM HOLDINGS, LLC
& **JONATHAN TAYLOR**
OWNER OF CLAYTON, APPROVED RIGHTS, MAY 2024

LAND SURVEYORS:
LARIVE, WHITE & MOOREHEAD, L.L.C.
1000 PARK AVENUE, CLAYTON, NEW YORK 11530



THIS SURVEY WAS PREPARED FOR THE
PROPERTY OF:
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Richard Ingerson <codes@townofclayton.com>

Fw: Storage Barn - Zenda Woods Property

1 message

Larry Kingsley <kingsley4larry@gmail.com>

Thu, Jul 17, 2025 at 3:07 PM

To: "codes@townofclayton.com" <codes@townofclayton.com>

Hi Richard,

Thanks for the time and conversation this morning. I've forwarded a note from Jake Tibbles, Executive Director of the land trust. TILT is in support of the intended use and the variance request.

Best,

Larry

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From: Jake Tibbles <jtibbles@tilandtrust.org>**Sent:** Wednesday, July 2, 2025 3:15 PM**To:** Larry Kingsley <kingsley4larry@gmail.com>**Subject:** Storage Barn - Zenda Woods Property

Good afternoon Larry,

I appreciate your time earlier this week. It was helpful to walk the property and see, first-hand, the various projects that you have on the schedule.

Regarding the construction of another ancillary building for horses, I might suggest approaching the Town of Clayton Planning Board directly. While I have found Richard Ingerson, Clayton Zoning Officer, to be very competent and resourceful when navigating complex zoning/building code issues, it has been my understanding when deviating from the terms/conditions of a Special Use Permit, the landowner is required to interface directly with the permitting body. In this case, the Town Planning Board.

In reviewing the recently passed zoning ordinance for the Hobby Horse Farm Special Use Permit (attached), I now understand your concern regarding the setback for support structures such as barns, run-in-sheds, etc. When reading the zoning ordinance and the Planning Board's recommendation to the Town Board, it is clear to me that the board members wanted to ensure that neighboring landowners were protected, and to ensure the quiet enjoyment of our residential neighborhoods. That said, I don't believe this setback took into consideration a parcel that is located between an existing farm with animals (Zenda) and the St. Lawrence River.

Given the nature of Zenda Farms and the fact that it is unlikely that Zenda North will ever be used for residential purposes, TILT would support the Kingsley's request for a setback variance. This would allow the Kingsleys to utilize the existing storage barn located on the south western property corner. Utilizing the existing building would avoid the construction of another ancillary building, which would require additional land and tree clearing. In addition, the topography is such that by abiding by the 100ft setback for structures, a new horse barn constructed closer to the River could arguably pose a greater runoff threat versus using the existing building.

In short, TILT would support the Kingsleys' request for a minor setback variance, so that the existing building could be utilized, limiting further impact to the land.

I would recommend that you reach out to Doug Rogers, Chair of the Town Planning Board, directly. Doug's email address is drogers23@twcnr.com.

Let me know if you have any questions.Thank you,
Jake

--

Jake R. Tibbles, Executive Director

jtibbles@tilandtrust.org

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2 attachments



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