

CLAYTON JOINT TOWN/VILLAGE ZONING BOARD OF APPEALS AGENDA

Meeting of **Monday, September 15, 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 Yvette Garnsey.
Area variance for a shed in the Marine Residential District
(Town)

7:00 PM: Public Hearing for Community Bank
Area variance for a sign in the Neighborhood Residential- Special Use
District
(Village)

7:00 PM: Public Hearing for Megan Caddick.
Area variance for a garage in the Neighborhood Residential District
(Village)

New Business

Unfinished Business

Adjourn the Meeting

JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
August 18, 2025

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

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

Townpeople Present: Larry and Diane Kingsley; Bill Heyman; Katherine Semelsberger; Carl Reinman.

Communications: N/A

Minutes- MOTION to approve the July 2025 ZBA minutes made by Lori Arnot, seconded by Chip Garnsey. All in favor, motion carried.

New Business:

1. (Town)

Applicant: Lynn Sullivan

Application Number: T-VAR-004-25

Action: 28' North Front-Yard Variance

Site Location: 43205 Murray Island, Clayton, NY 13624 (Tax Map #)

Information: The applicant is seeking a variance was unable to attend tonight's meeting.

MOTION to adjourn the application until the next meeting made by Chip Garnsey, seconded by Mike McMahon. All in favor, motion carried.

2. (Town)

Applicant: Lawrence and Diane Kingsley

Application Number: T-VAR-007-25

Action: 39' South Side-Yard Variance

Location: 39047 Zenda Rd., Clayton, NY 13624 (Tax Map #20.13-1-8)

Information: The applicant is seeking a variance in order to construct a building for agricultural purposes 61 feet from the property line in the Marine Residential District. The applicants did originally receive a permit to construct a multi-use building but due to the local law change to allow horses in the district, they would like to make it into an agricultural building. The building will be a run-in shed and will have two stalls. The horse is boarded at the Maple Ridge Stables in LaFargeville but does spend some weekends at the Zenda Farm Property. So, the applicants would like to build a shelter for when the

horse is on the farm. They received a letter from TILT, a neighboring property owner, supporting the application.

MOTION to open the public hearing for the Kingsley variance application T-VAR-007-25 made by Chip Garnsey, seconded by Lori Arnot. All in favor, motion carried.

No public comment.

MOTION to close the public hearing for the Kingsley variance application T-VAR-007-25 made by Mike McMahon, seconded by Chip Garnsey. All in favor, motion carried.

MOTION to declare the Kingsley variance application T-VAR-007-25 a Type II action made by Lori Arnot, seconded by Mike McMahon. All in favor, motion carried. Steve Mack went through the finding of fact.

MOTION to approve the Kingsley variance application T-VAR-007-25 as submitted made by Chip Garnsey, seconded by PJ Schleher.

AYE: MacLaughlin; Garnsey; Arnot; Schleher; McMahon

NAY: None ABSTAIN: None ABSENT: MacLaughlin; Reddick

PASSED

3. (Town)

Applicant: Carl Reinman

Application Number: T-VAR-006-25

Action: 15' Side-Yard Variance

Location: 12563 Reinman Ln., Clayton, NY 13624 (Tax Map #19.20-1-33.1)

Information: The applicant is seeking a variance in order to replace an existing shed with a new shed however, the existing shed is currently on the property line. He attempted to purchase 15 feet from the neighboring property but was unable to achieve a purchase. The neighbor did offer to give an easement to Carl. He needs a larger shed and also needs access to get down to the shore and he states that there is no other place to put the shed on the lot due to the lot size and placement of house, septic and leech field and the shore is too steep. It would be hidden by hedge row trees. Richard Ingerson stated whether he has an easement does not change the property line or the requirement for a variance. He cannot move it 7.5' from the line because it will block his road to the shore. Richard says they could consider requesting the shed be smaller. The shed will store equipment and tools. There is another shed on the property that is on the back corner property line that is being moved further in to meet the setbacks.

MOTION to open the public hearing for the Reinman variance application T-VAR-006-25 made by Chip Garnsey, seconded by Mike McMahon. All in favor, motion carried.

- Bill Heyman: His concern is that he already has another building on the property line and also did not receive a permit for. He wants to make sure that the right of way is not blocked.

Richard states that he needs to get a permit and he has to move it from the property line. Richard suggests putting a condition on the application. Mike McMahon suggests tabling it until the other shed is moved. The Board would like to see a minimum of 7.5' from the property line. Chip Garnsey feels there is not room for anything to be built there.

MOTION to table the Reinman variance application T-VAR-006-25 until the other shed is moved to meet setbacks and a plan is redrawn to reduce the variance for the new shed made by PJ Schleher, seconded by Lori Arnot. All in favor, motion carried.

AYE: Mack; Arnot; Reddick; McMahon

NAY: Garnsey ABSTAIN: None

ABSENT: McLaughlin; Reddick

MOTION CARRIED.

Motion was made to adjourn the meeting at 7:56 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
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 **September 15, 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 **Yvette J. Garnsey** on their property located 16812 Marshall Lane, Clayton in the Marine Development district, Tax Map # 20.08-1-50. 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-008-25
Date of Application: 150.00
Application Fee Received: 8/28/25
Date of Public hearing: 9/15/25 7:00 PM

Zoning District: MD
Tax Map #: 20.08 Block #: 1 Lot: 50

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) Yvette McGarnsey
Is/are the owner (s) of property situated at the following address:
16812 Marshall Lane
Clayton N.Y 13624
The above described property was acquired by the applicant (s) on 10-10-23
Date

B: The applicant requests the following AREA variance to:

locate a 8' x 10' storage shed
The area or dimensional variance requested is as follows:
7' North & South side yard variance.

ATTACH A SITE PLAN DRAWN TO SCALE

C: Reasons for request:

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

neighbor property also has shed
intend for boat storage use.

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

only option because of size of parcel

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

_____ it is substantial as it's over 50%

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

_____ 50 sq ft shed should not have
_____ significant impact on district.

D: State Inspection:

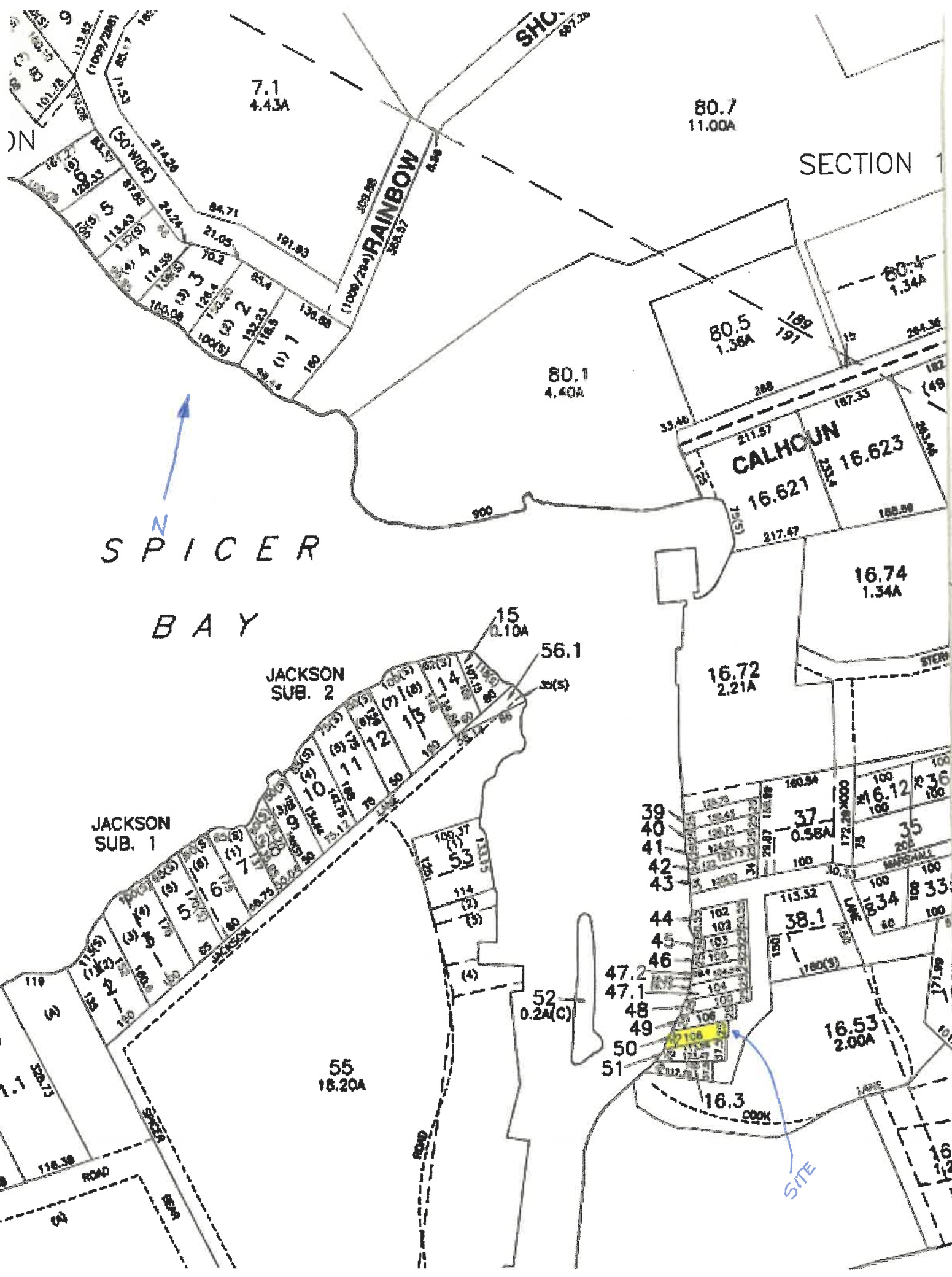
Applicant agrees that members of the Joint Town/Village Zoning Board of Appeals may inspect the property site of the application by appointment or at other times as agreed to by the applicant and the Board. Please list preferred days/times:

Dated: 8/28/25 Phone #: 315-778-4911

Applicants Name: Yvette McGarnsey (please print)

Mailing Address: 11470 Co. Rd 9
Clayton, N.Y. 13624

Applicants Signature: Yvette McGarnsey



SPICER
BAY

SECTION 1

CALHOUN

JACKSON
SUB. 2

JACKSON
SUB. 1

SITE

7.1
4.43A

80.7
11.00A

80.1
4.40A

80.5
1.38A

80.4
1.34A

16.74
1.34A

16.72
2.21A

16.53
2.00A

55
18.20A

52
0.2A(C)

56.1

16.3

COOK

LANE

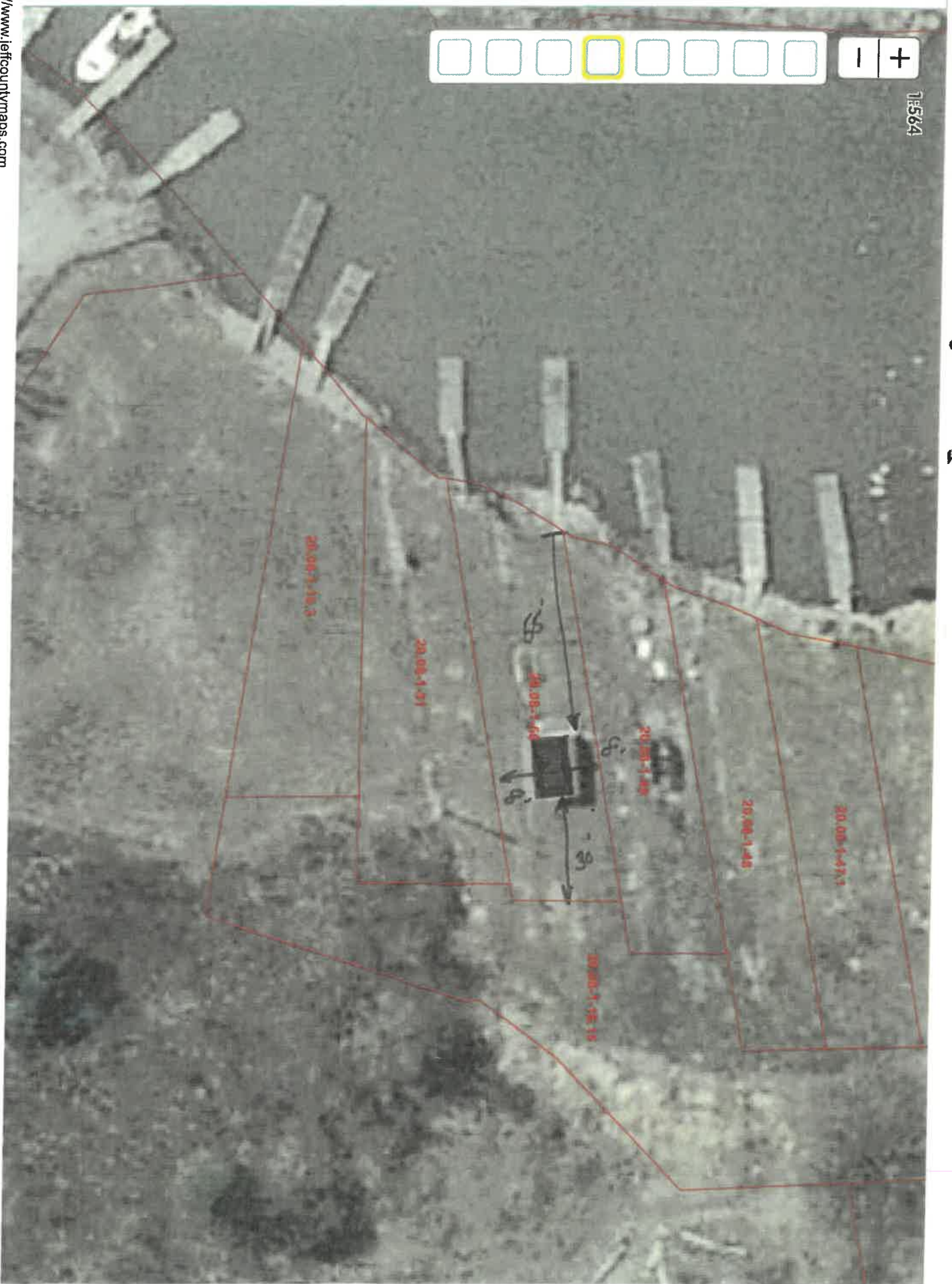
16

10

10

10

Jefferson County Map Viewer



OBJECTID	Parcel ID	Number	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
62425	20.08-1-16.15		Andyiscool Industries LLC	16782 Stern Dr	Clayton	NY	13624
62493	20.08-1-49		Reitz, Jean	40 Dikeman Rd	Pittsford	NY	14534
62495	20.08-1-50		Garnsey, Yvette J	11470 Co Rte 9	Clayton	NY	13624
62496	20.08-1-51		Fina, Bruce L	P.O. Box 296	Constantia	NY	13044

TOWN OF CLAYTON

Zoning Officer

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

Zoning Department

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

Zoning Board of Appeals

Stephen Mack
(Chairman)
Lori Arnot
Clyde H. Gamsey
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: 4/5/2025
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 Frontyard 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 far 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

MURRAY IS

2.8 acres +/-
Tax Map #223239 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
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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

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's name): ANDY GREENE

Address: 19800 PEARL DOCK ROAD
WELLSLEY ISLAND, NY 13640

to submit an application for an Use Variance, an Area Variance, or X 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: 233289 Block: _____ Lot: _____

12.7 - 1-11 6-8-2010

Date property was acquired: _____

Lynn L. Sullivan
Signature of Property Owner

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

AG
Signature of Agent

6.16.25 Date: 315 523-0123 Phone:

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

September 5, 2025

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 **September 15, 2025 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 Board's consideration in granting an area variance to **Thousand Island Land Trust** on the property located at 135 John Street, Clayton, in the Riverwalk B District, **Tax Map # 20.38-1-21**, requesting a increased SIGNAGE Variance of 25 ADDITIONAL sqft from the 24 sqft allowed under Local Zoning Law **§132-25 District Maximum Sign Sizes**.

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

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Zoning Board of Appeals

Stephen Mack
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Clyde (Chip) Garnsey
(Alternates)
Nick Reddick

September 4, 2025

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 **September 15, 2025 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. David Yuhas** on the property located at **Lot#17 Washington Island**, Clayton, in the Single Family Residential District, **Tax Map # 20.39-1-17**, for the construction of a new house is requesting a **Lot Size Variance** pf 13,500 sqft from the 15,000 sqft specifications required under Local Zoning Law **Article II Definitions §132-10, §132-80, Development of Nonconforming Lots of Record, and Attachment I Zoning District Regulations/Permitted Uses.**

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 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

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(Alternates)

Nick Reddick

September 4, 2025

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 **September 15, 2025 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 **Ms. Megan Caddick** on the property located at **410 Merrick Street**, Clayton, in the Neighborhood Residential District, **Tax Map # 20.47-1-16**, for the construction of a new garage (22ft x 24ft) in the rear of the property is requesting *side back variance (5ft)* from the specifications required under Local Zoning law Article VI General Regulations, **§132-20 Accessory Uses/Structures ... and ... , §132-Attachment I Zoning District Regulations/Permitted Uses.**

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