

CLAYTON JOINT TOWN/VILLAGE ZONING BOARD OF APPEALS AGENDA

Meeting of **Monday, February 23, 2026 at 7:00 PM**

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

7:00 PM: Public Hearing for Carlos Plaza
Area variance for a lot width in the Hamlet District
(Town)

7:00 PM: Public Hearing for Kevin Patchen
Area variance to locate a garage in the Agricultural Residential
District.
(Town)

New Business

Unfinished Business

Adjourn the Meeting

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)
Nick Reddick
Clyde H. Garnsey
Dale Maclaughlin
PJ Schleher
Alt: Mike McMahon

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 **February 23, 2026 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 **Carlos A Plaza** on their property located County Route 11, Clayton NY 13624 in the Hamlet district, Tax Map # 42.14-1-31.1. The petitioner is requesting a variance to sub-divide for lot width size not allowed by the zoning ordinance. 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-VMR-001-26
Date of Application: 1/15/2026
Application Fee Received: \$150.00 # 55641057550
Date of Public hearing: 1/26/26 7:00 PM

Zoning District: Hamlet
Tax Map #: 42.14 Block #: 1 Lot: 31.1

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:
The applicant (s) Carlos A Plaza
Is/are the owner (s) of property situated at the following address:
County Rd. 11
The above described property was acquired by the applicant (s) on July/2025
Date

B: The applicant requests the following AREA variance to:
Sub-divide into 2 lots lacking frontage
The area or dimensional variance requested is as follows:
Have 141' frontage 2-Lots at 70.5' each
9.5' variance on each.

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:
Will not make an undesirable change because many parcels are under 80' in width.

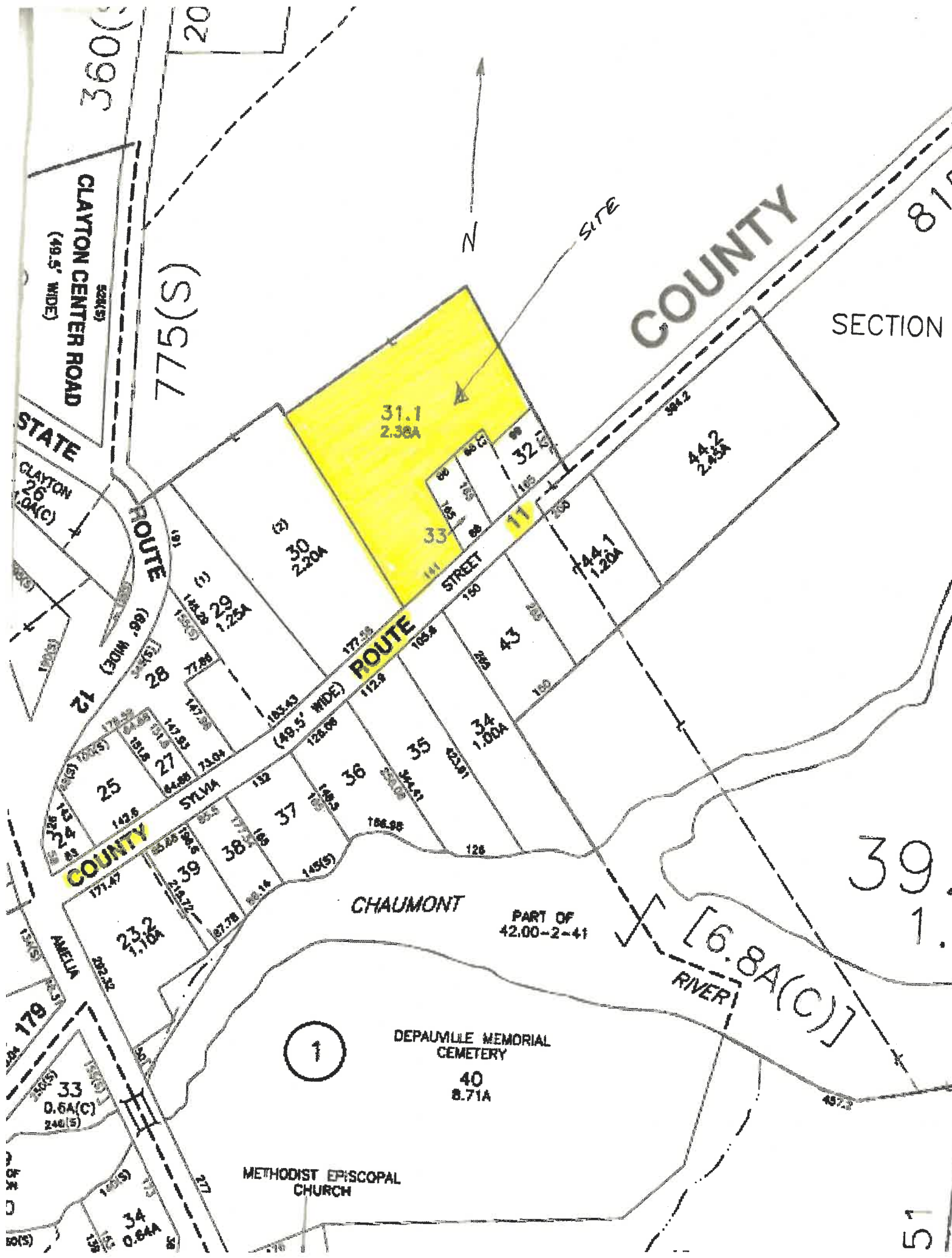
(2) The benefits sought by the applicant cannot be achieved by any other feasible method because:
It must be done and other way, the lot is 2.38 acres but the rear of the property is a steep hill.

(3) The requested variance is not substantial in that: It is NOT substantial because asking for 9.5' of width of lot.

(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 have any effect at all.

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: 01/05/2026 Phone #: (718) 600-3305
Applicants Name: Carlos A Plaza (please print)
Mailing Address: 9907 76th Ave Apt 3
Elmhurst NY 11373
Applicants Signature: Carlos A Plaza



COUNTY

SECTION

CLAYTON CENTER ROAD
(49.5' WIDE)

775(S)

STATE

ROUTE 11

ROUTE 11

CHAUMONT

PART OF 42.00-2-41

DEPAUVILLE MEMORIAL CEMETERY

40
8.71A

METHODIST EPISCOPAL CHURCH

[6.8A(C)]
RIVER

39.1

51

369C

CLAYTON CENTER ROAD
(49.5' WIDE)

775(S)

N

lot A 70.5' wide
and 25,000-30,000 sqft
lot B 70.5' wide
Approx 1.6 acres

COUNTY

87E

SECTION

STATE

CLAYTON
26
1.9A(C)

ROUTE

30
220A

31.1
2.38A

lot B

32.15

34.2
2.45A

33
70.5' x 75'

11

34.1
1.26A

29
1.25A

ROUTE

43

25

27

28

36

37

35

34
1.06A

COUNTY

CHAUMONT

PART OF
42.00-2-41

39

[6.8A(C)]
RIVER

23.2
1.10A

DEPAUVILLE MEMORIAL
CEMETERY

40
8.71A

1

METHODIST EPISCOPAL
CHURCH

42
0.15A

1.51

OBJECTID	Parcel ID	Number	Owner Name	Tax Address	Tax City	Tax State	Tax ZIP
70609	42.00-1-40.1		Matthews, Edwin M	33056 Clayton Center Rd	Clayton	NY	13624
70784	42.14-1-30		Rosen, Samuel L	15301 Co Rte 11	Lafargeville	NY	13656
70785	42.14-1-31.1		<i>Carlos A. Plaza</i>	<i>9407 46th Ave Apt-3</i>	<i>Elmhurst</i>	NY	<i>11373</i>
70786	42.14-1-32		Mancini, Alissa	15375 Co Rte 11	Lafargeville	NY	13656
70787	42.14-1-33		Woodward, Francis	15367 Co Rte 11	Lafargeville	NY	13656
70788	42.14-1-34		Pastorius, Jonathan	15344 Co Rte 11	Depauville	NY	13632
70789	42.14-1-35		Yandow, Jeffrey J	15326 Co Rte 11	LaFargeville	NY	13656
70797	42.14-1-43		Bolke, Laura M	15360 Co Rte 11	LaFargeville	NY	13656
70798	42.14-1-44.1		Sanford, George	15382 Co Rte 11	Lafargeville	NY	13656

TOWN OF CLAYTON

Zoning Officer

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Planning Department

405 Riverside Drive
Clayton NY 13624
(315) 686-3512 Ext. 29
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Planning Board

Douglas Rogers
(Chairman)
Adam Powers
(Vice Chair)
Ed Higgins
Sandra McMullen
Alson Taylor
Thomas Williams

January 15, 2026

Edwin M. Matthews
33056 Clayton Center Road
Clayton, NY 13624

Re: Agricultural Data Statement

Dear Mr. Matthews:

PLEASE BE ADVISED that a variance application has been submitted to the Zoning Board of Appeals by **Carlos A. Plaza** to sub-divide with a lot width variance on his property. Tax Map # 42.14-1-31.1, located at County Route 11, Clayton, NY 13624 in the Hamlet 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:

James Kenney, Chairman
Joint Town/Village of Clayton Zoning Board of Appeals
405 Riverside Drive, Clayton, NY 13624

Sincerely,

Richard Ingerson, Zoning Officer

**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: 1/15/2026 .

Tax Map # 42.14 Block # 1 Lot # 31.1 .

1. Applicant's Name: Carlos A. Plaza .

Address: 9407 46th Ave Apt #3 .

Elmhurst, NY 11373 .

Phone Number: 718-600-3305 .

2. Project Location: County Route 11 .

3. Project Description: Variance to sub-divide with lot width smaller than allowed.

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

1. Edwin M. Matthews . Farm Land.

33056 Clayton Center Road .

Clayton, NY 13624 .

2. _____ . Farm Land.

_____ .

_____ .

3. _____ . Farm Land.

_____ .

_____ .

Owner Signature

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

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Mike McMahon

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 **February 23, 2026 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 **Kevin G. Patchen** on their property located 17582 Ridge Road, Lafargeville NY 13656 in the Agricultural Rural Residential district, Tax Map # 42.00-2-18.2. The petitioner is requesting to locate a garage closer to a property line allowed by the zoning ordinance. Such building 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-002-26
Date of Application: 2/2/26
Application Fee Received: 150.⁰⁰ # 178
Date of Public hearing: 2/23/26 7:00 PM

Zoning District: AR
Tax Map #: 42.00 Block #: 2 Lot: 18.2

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) Kevin & Patchen
Is/are the owner (s) of property situated at the following address:
17582 Ridgerd LaFayetteville, NY 13656
The above described property was acquired by the applicant (s) on 1987
Date

B: The applicant requests the following AREA variance to:

Construct a Garage
The area or dimensional variance requested is as follows:
requesting to build 40' from center of road
15' North front 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:

We reside on a dead end road
and we own close to 1000' to the nearest
neighbor

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

Any further away will be over the septic
system and too close to the house.

(3) The requested variance is not substantial in that: A building currently sits in the spot now.

(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 behind some trees that will remain standing not in the way of snowplows because the elevation rises from the road and the mailbox is there so they slow and make around.

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 and any day

Dated: Feb 2, 26 Phone #: 315-778-1272

Applicants Name: Kevin G. Patchen (please print)

Mailing Address: 17582 Ridge rd
La Fargeville, NY 13656

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-005-26	Tax Map #: 42.00-2-18.2	Property Address: 17582 Ridge Rd Clayton, New York 13656
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APPLICANT NAME: Kevin Patchen TELEPHONE NUMBER:

STATUS: Denied

LOCATED ON: South

SIZE OF LOT: 43.40 acres

OTHER BUILDINGS ON SAME LOT: Farm

IS PROPOSED TO ERECT: Erect a 24' x 36' garage

BUILDING TO BE USED AS: Garage PROPOSED SIZE OF BUILDING: 24' x 36'

TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS:

SQ.FT. FURTHER DESCRIPTION OF PROPOSED ACTIVITY:

PROPOSED COST: \$.00

ESTIMATED DATE CONSTRUCTION TO BEGIN: Feb

IS PROPERTY LOCATED WITHIN FLOOD HAZARD AREA? No

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: 02/09/2026

Fee Paid: \$.00

ZEO Signature

Date

COPY

Ridge Road

Drive way



40'

36'

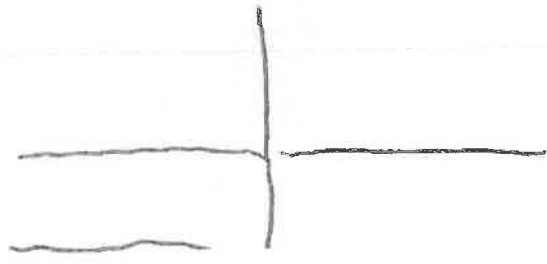
Proposed
24'x36'
Garage

Current
building
to be
removed

41'



SEPTIC
TANK



TOWN OF CLAYTON

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Mike McMahon

February 10, 2026

Timothy C. LaRose
17365 Ridge Road
LaFargeville, NY 13656

Re: Agricultural Data Statement

Dear Mr. LaRose:

PLEASE BE ADVISED that an area variance application has been submitted to the Zoning Board by **Kevin G. Patchen** to erect a storage building to his property at Tax Map # 42.00-2-18.2, located at 17582 Ridge Road, Clayton NY 13624 in the Agricultural and Rural-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

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February 10, 2026

Katelyn N. LaRose
17471 Ridge Road
LaFargeville, NY 13656

Re: Agricultural Data Statement

Dear Ms. LaRose:

PLEASE BE ADVISED that an area variance application has been submitted to the Zoning Board by **Kevin G. Patchen** to erect a storage building to his property at Tax Map # 42.00-2-18.2, located at 17582 Ridge Road, Clayton NY 13624 in the Agricultural and Rural-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

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Mike McMahon

February 10, 2026

Samuel A. Gingerich
34529 Zang Road
LaFargeville, NY 13656

Re: Agricultural Data Statement

Dear Mr. Gingerich:

PLEASE BE ADVISED that an area variance application has been submitted to the Zoning Board by **Kevin G. Patchen** to erect a storage building to his property at Tax Map # 42.00-2-18.2, located at 17582 Ridge Road, Clayton NY 13624 in the Agricultural and Rural-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

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February 10, 2026

Levi M. Hostetler
18495 County Route 12
LaFargeville, NY 13656

Re: Agricultural Data Statement

Dear Mr. Hostetler:

PLEASE BE ADVISED that an area variance application has been submitted to the Zoning Board by **Kevin G. Patchen** to erect a storage building to his property at Tax Map # 42.00-2-18.2, located at 17582 Ridge Road, Clayton NY 13624 in the Agricultural and Rural-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

**TOWN OF CLAYTON
AGICULTURAL 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: 2/10/2026 .

Tax Map # 42.00 Block # 2 Lot # 18.2 .

1. Applicant's Name: Kevin G. Patchen .

Address: 17582 Ridge Road .

LaFargeville, NY 13656 .

Phone Number: 315-778-1272 .

2. Project Location: 17582 Ridge Road .

3. Project Description: Area Variance for a storage building.

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

1. Timothy C. LaRose . Farm Land.
17365 Ridge Road .
LaFargeville, NY 13656 .

2. Katelyn N. LaRose . Farm Land.
17471 Ridge Road .
LaFargeville, NY 13656 .

3. Samuel A. Gingerich . Farm Land.
34529 Zang Road .
LaFargeville, NY 13656 .

4. Levi M. Hostetler . Farm Land
18495 County Route 12 .
LaFargeville, NY 13656 .


Person filling out Signature

2/10/2026
Date

Tax# 42.00-2-18.2 Name: Kevin G. Patchen
APPLICANT Address: 17582 Ridge Road
LaFargeville, NY 13656

NEARBY LANDOWNERS

Ag Tax# 42.00-2-29.1 Name: Timothy C. LaRose
Address: 17365 Ridge Road
LaFargeville NY 13656

Ag Tax# 42.00-2-29.3 Name: Katelyn N. LaRose
Address: 17471 Ridge Road
LaFargeville, N.Y 13656

Tax# 42.00-2-17 Name: Kim h LaRose
Address: 17365 Ridge Road
LaFargeville N.Y 13656

Ag Tax# 42.00-2-7.2 Name: Samuel A. Gingerich
Address: 34529 Zang Road
LaFargeville N.Y 13656

Tax# 42.00-2-19.3 Name: Kevin Patchen
Address: _____

Ag Tax# 42.00-2-19.4 Name: Levi M. Mastetter
Address: 18495 County Route 12
LaFargeville, N.Y 13656

Tax# 42.00-2-18.1 Name: Kevin Patchen
Address: _____

Tax# _____ Name: _____
Address: _____