

CLAYTON JOINT TOWN/VILLAGE ZONING BOARD OF APPEALS AGENDA

Meeting of **Monday, May 18, 2026 at 7:00 PM**

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

7:00 PM: Public Hearing for Melissa Mohle/Pia Hogue  
Use variance in the Neighborhood Residential District  
(Village)

7:00 PM: Public Hearing for Bart Mayforth  
Area variance to locate property lines closer to a Structure 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  
Mike McMahon  
Alt: PJ Schleher  
Alt: Kris Thurston

## NOTICE OF PUBLIC HEARING

Please take notice that the following public hearing will be held by the Joint Village/Town of Clayton Zoning Board of Appeals on **May 18, 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 **Bart Mayforth** on their property located 36978 & 36976 NYS Route 12E, Clayton NY 13624 in the Agricultural Rural Residential district, Tax Map # 30.00-2-4.42. The petitioner is requesting to subdivide his property and locate property line closer to a structure as 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-005-26  
Date of Application: 4/17/2024  
Application Fee Received: \$150.00 # 1168  
Date of Public hearing: 5/18/26 7:00 pm

Zoning District: Rural RES + AG  
Tax Map #: 30.00      lock #: 2      Lot: 4.42

**TO THE ZONING BOARD OF APPEALS**

**A: Statement of Ownership and interest:**

The applicant (s) Bart + Cheryl Mayforth  
Is/are the owner (s) of property situated at the following address:  
36978 + 36976 STATE Route 12E Clayton NY 13624  
The above described property was acquired by the applicant (s) on 6/30/2003  
Date

**B: The applicant requests the following AREA variance to:**

parcel a smaller Lot size where 36976 mobile home  
The area or dimensional variance requested is as follows:  
Please see maps.

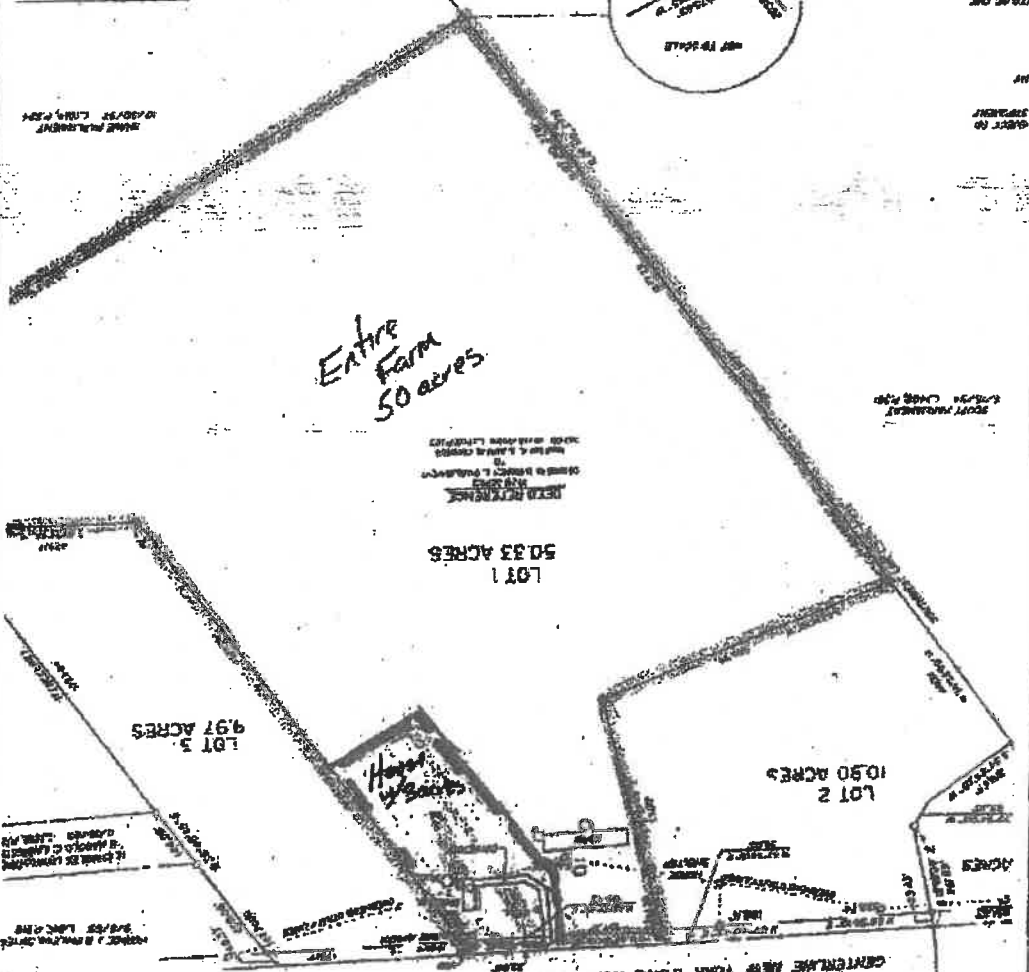
**ATTACH A SITE PLAN DRAWN TO SCALE**

**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 property sits on its own plot of land
  
- (2) The benefits sought by the applicant cannot be achieved by any other feasible method because:  
seeking to sell the property



50 ACRES +/- PROPERTY BEING PURCHASED BY  
BART + CHERYL MAYFORTH  
- SECTIONS OF PROPERTY INCLUDED IN  
APPRAISAL REPORT; CONTRIBUTOY VALUE  
ON BALANCE.



Entire  
Farm  
50 acres

LOT 1  
50.33 ACRES

LOT 3  
9.97 ACRES

LOT 2  
10.50 ACRES

PLAT MAP

Case No.: AV338505-2  
Zip: 13624  
State: NY  
Borrower: Bart Mayforth  
Property Address: 3678 Route 122  
City: Cayuga  
Lender: Navy Federal Credit Union

# K STATE ROUTE 12E

Mayforth

33.6

36976 NYS RT 12E

N 07°34'19" E  
257.37

33.70

WELL

Mobile Home

ADDITION

Garage

BARN

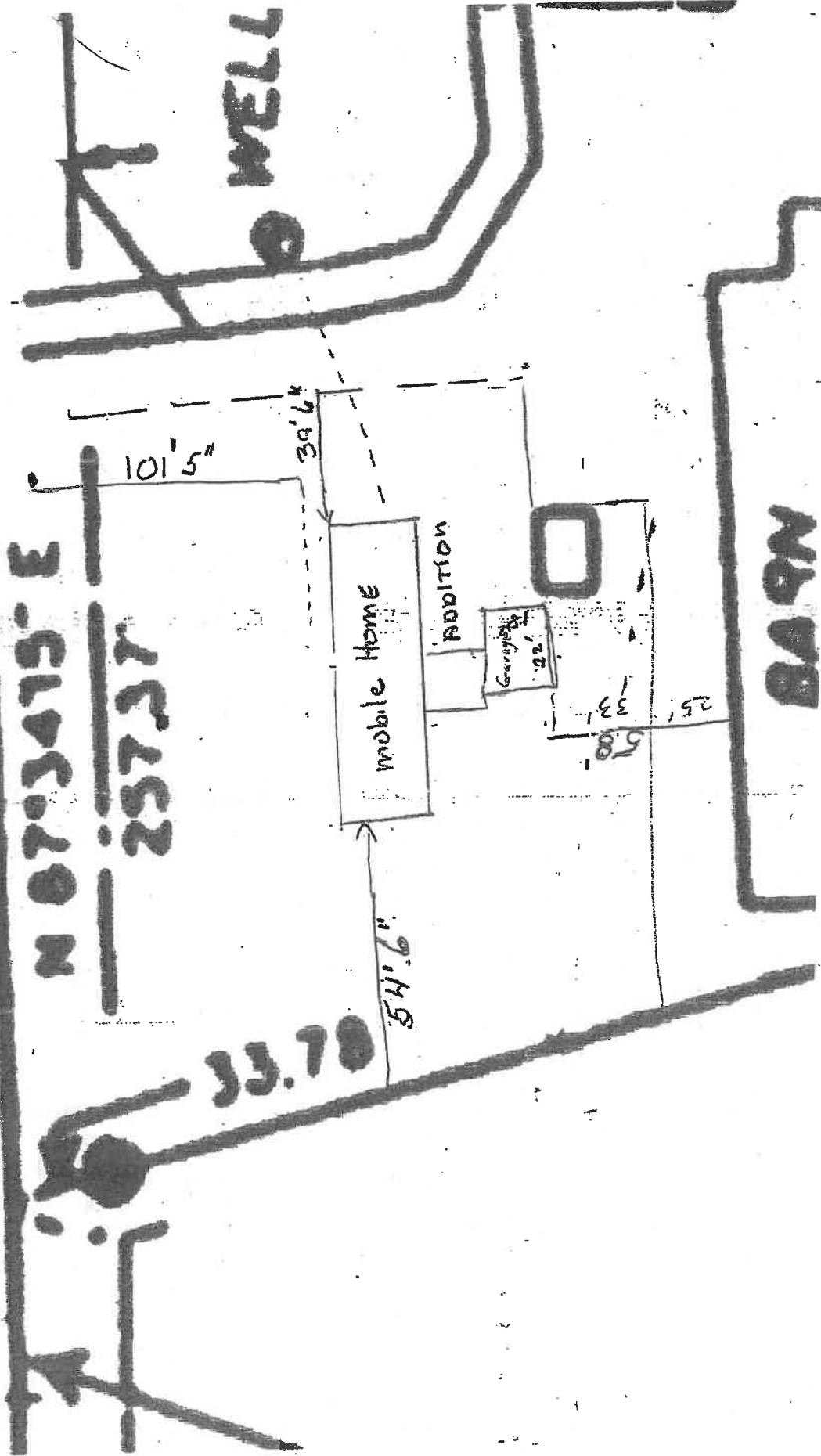
101'5"

39'6"

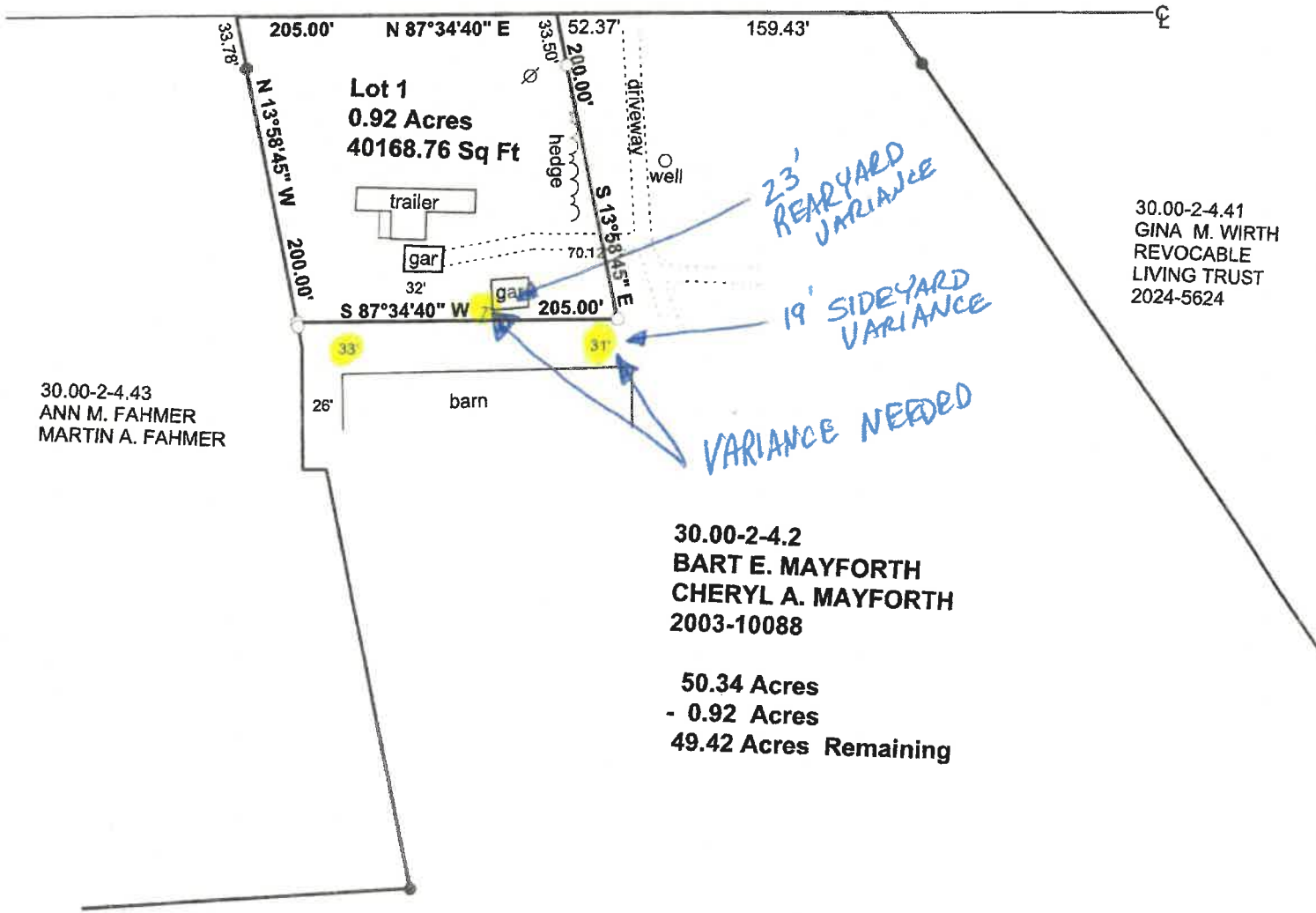
54'6"

33'

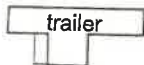
25'



NYS RTE. 12E



Lot 1  
0.92 Acres  
40168.76 Sq Ft



S 87°34'40" W 205.00'

205.00' E

200.00'

hedge

driveway



well

70.1'

32'

31'

26'

barn

23' REARYARD VARIANCE

19' SIDEYARD VARIANCE

VARIANCE NEEDED

30.00-2-4.41  
GINA M. WIRTH  
REVOCABLE  
LIVING TRUST  
2024-5624

30.00-2-4.43  
ANN M. FAHMER  
MARTIN A. FAHMER

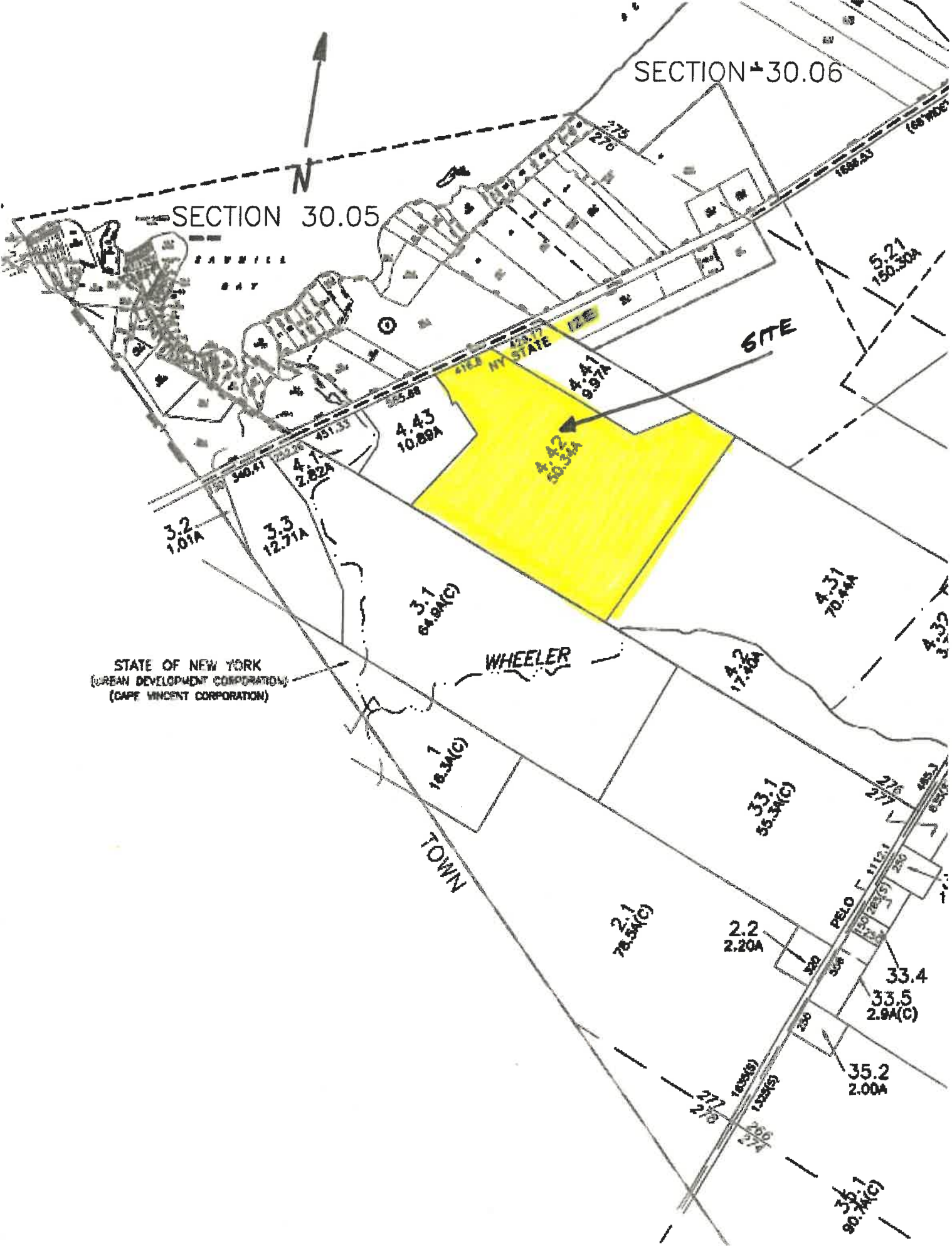
30.00-2-4.2  
BART E. MAYFORTH  
CHERYL A. MAYFORTH  
2003-10088

50.34 Acres  
- 0.92 Acres  
49.42 Acres Remaining

SECTION 30.06

SECTION 30.05

HARBILL  
BAY



STATE OF NEW YORK  
(URBAN DEVELOPMENT CORPORATION)  
(DAVE WINCENT CORPORATION)

WHEELER

TOWN

SITE

PELO

12E



**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: 5/8/2026 .

Tax Map # 30.00 Block # 2 Lot # 4.42 .

1. Applicant's Name: Bart Mayforth .

Address: 36978 NYS Route 12E.

Clayton, NY 13624 .

Phone Number: 315-408-2500 .

2. Project Location: 36978 NYS Route 12E .

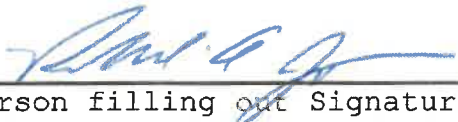
3. Project Description: Area Variance for a building too close to property line.

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

1. Chad M. Studdert . Farm Land.

36781 Pelo Road .

Clayton, NY 13624 .

  
Person filling out Signature

5/8/26  
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.**

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Alt: PJ Schleher  
Kris Thurston

May 8, 2026

Chad M. Studdert  
36781 Pelo Road  
Clayton, NY 13624

Re: Agricultural Data Statement

Dear Mr. Studdert:

PLEASE BE ADVISED that an area variance application has been submitted to the Zoning Board by **Bart Mayforth** to subdivide his property to close to an existing building to his property at Tax Map # 30.00-2-4.42, located at 36978 Nys Route 12E, 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

Tax# 30.00-2-4.42 Name: Bert Mayforth  
**APPLICANT** Address: 36978 NYS Route 12E  
Clayton N.Y. 13624

**NEARBY LANDOWNERS**

Tax# 30.00-2-4.41 Name: Gina M. Wirth  
Address: 37014 NYS Route 12E  
Clayton NY 13624

Ag

Tax# 30.00-2-5.21 Name: Chad M. Studdert  
Address: 36781 Pelo Road  
Clayton NY 13624

Tax# 30.00-2-4.31 Name: Adam Parliament  
Address: 36663 Pelo Road  
Clayton NY 13624

Tax# 30.00-2-4.43 Name: Martin A. Fahmer  
Address: 7667 River Road  
Mount Morn's NY 14510

Tax# 30.05-1-50.1 Name: Stuart M. Studdert  
Address: 93 State Route 69A  
Parish NY 13131

Tax# \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Tax# \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Tax# \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_