

**CLAYTON JOINT TOWN/VILLAGE ZONING BOARD OF APPEALS AGENDA**

Meeting of **Monday, July 20, 2026 at 7:00 PM**

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

7:00 PM: Public Hearing for Scott R. Kempton  
Area variance for a Skiff house in the Marine Residential District  
(Town)

New Business

Unfinished Business

Adjourn the Meeting

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**JOINT TOWN/VILLAGE OF CLAYTON**  
**ZONING BOARD OF APPEALS**  
**June 15, 2026**

**The meeting opened at 7:00 pm with the following members present:** Steve Mack, Chairman; Dale MacLaughlin; Mike McMahon; PJ Schleher, Alternate; Christine Thurston; Alternate. **Absent:** *Nick Reddick; Chip Garnsey.*

**Also Present:** Richard Ingerson, Town Codes/Zoning Enforcement Officer; James Kenney, Town Board Liaison; Recording Clerk Mariah LaClair.

**Townpeople Present:** Edward Bannister; Tricia Bannister.

**Communications:** Chairman Steve Mack will be moving out of state and resigning from the ZBA effective after the July meeting. The Board discussed appointing a new Chairperson. Motion to appoint Nick Reddick as Chairman of the ZBA effective August made by Dale MacLaughlin, seconded by PJ Schleher. **Motion carried.**

**Minutes- MOTION** to approve the May 2026 ZBA minutes made by Mike McMahon, seconded by Dale MacLaughlin. **Motion carried.**

**New Business:**

**1. (Town)**

**Applicant:** Edward Bannister

**Application Number:** T-VAR-006-26

**Action:** 10ft North side-yard variance, 35ft East front-yard variance, 18ft West rear-yard variance.

**Site Location:** 40110 Eurewill Lane, Clayton, NY 13624 (Tax Map #20.11-1-22)

**Information:** The applicant is requesting a variance to remove an old trailer and a shed and replace with a new stick-built house. The new structure will be 24ft x 50ft but there is not a lot of room on the lot. Two of the setbacks would be the same as where the trailer was before. The new structure cannot be moved more center of the lot due to the placement of the septic and leech field. The project would be a great improvement to the neighborhood and many neighbors have expressed excitement for the project.

**MOTION** to close the public hearing for the Bannister variance application T-VAR-006-26 made by Mike McMahon, seconded by Dale MacLaughlin. **Motion carried.**

**MOTION** to approve the Bannister variance application T-VAR-006-26 made by Dale MacLaughlin, seconded by PJ Schleher.

**AYE:** Mack; MacLaughlin; McMahon; Schleher; Thurston

**NAY: None      ABSTAIN: None      ABSENT: Reddick; Garnsey**

**APPROVED**

**Motion** was made to adjourn the meeting at 7:12 PM by PJ Schleher, seconded by Mike McMahon. 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)

Dale MacLaughlin

Nick Reddick

Mike McMahon

Clyde H. Garnsey

Alt: Parker Schleher

Christine 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 **July 20, 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 **Scott R. Kempton** on their property located 16506 Kirmess Island, Clayton in the Marine Residential district, Tax Map # 12.11-2-85. The petitioner is requesting to locate 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-007-26  
Date of Application: 7/3/2026  
Application Fee Received: \$150.00 #2082  
Date of Public hearing: 7/20/2026

Zoning District: Marine Residential  
Tax Map #: 12.11-2-85 Block #: \_\_\_\_\_ Lot: \_\_\_\_\_

**TO THE ZONING BOARD OF APPEALS**

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

The applicant (s) Kim Kempton  
Is/are the owner (s) of property situated at the following address:  
Kirmess Island also known as 16506 Grenell Island, Clayton, NY

The above described property was acquired by the applicant (s) on 12/20/2007  
Date

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

Improve a pre-existing building (skiff house), constructed in 1879, which is located 3 ft from high water mark. The owner wishes to move the skiff house back approximately 6 ft and shorten the length of the building (adjusting distance to water to 22 ft).

The area or dimensional variance requested is as follows:

The owner wishes to adjust the footprint of the skiff house from its current 12.5'x38.5' to a wider more usable layout of 19'x23', reducing the footprint from 481 sq. ft. to a new footprint of 437 sq. ft. The front left corner of the improved skiff house will be 22' from mean high water.

*33' Northeast frontyard 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:

The property is located on its own island, separated by water from all neighboring properties. The new skiff house structure will mimic the architectural design and elements of the current building and more effectively complement the character of the cottage and boathouse already on the property.

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

The current building is underwater and difficult/dangerous to access during high water. The existing structure has a compromised foundation that is eroding with high water. The owner wants to replace the skiff house with a new structure built on piers, utilizing a more usable layout to store lawn equipment, skiffs and outdoor furniture.

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

The project replaces the existing structure with a more functional configuration and moves the skiff house further away from the mean high water mark. The new footprint is smaller than the existing one.

(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 replacing an existing structure. Both the current and proposed replacement skiff house are hidden from view from the closest neighbors by 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:

Dated: 6/29/26 Phone #: 917-689-0550

Applicants Name: Kimberly Kempton (please print) Mailing

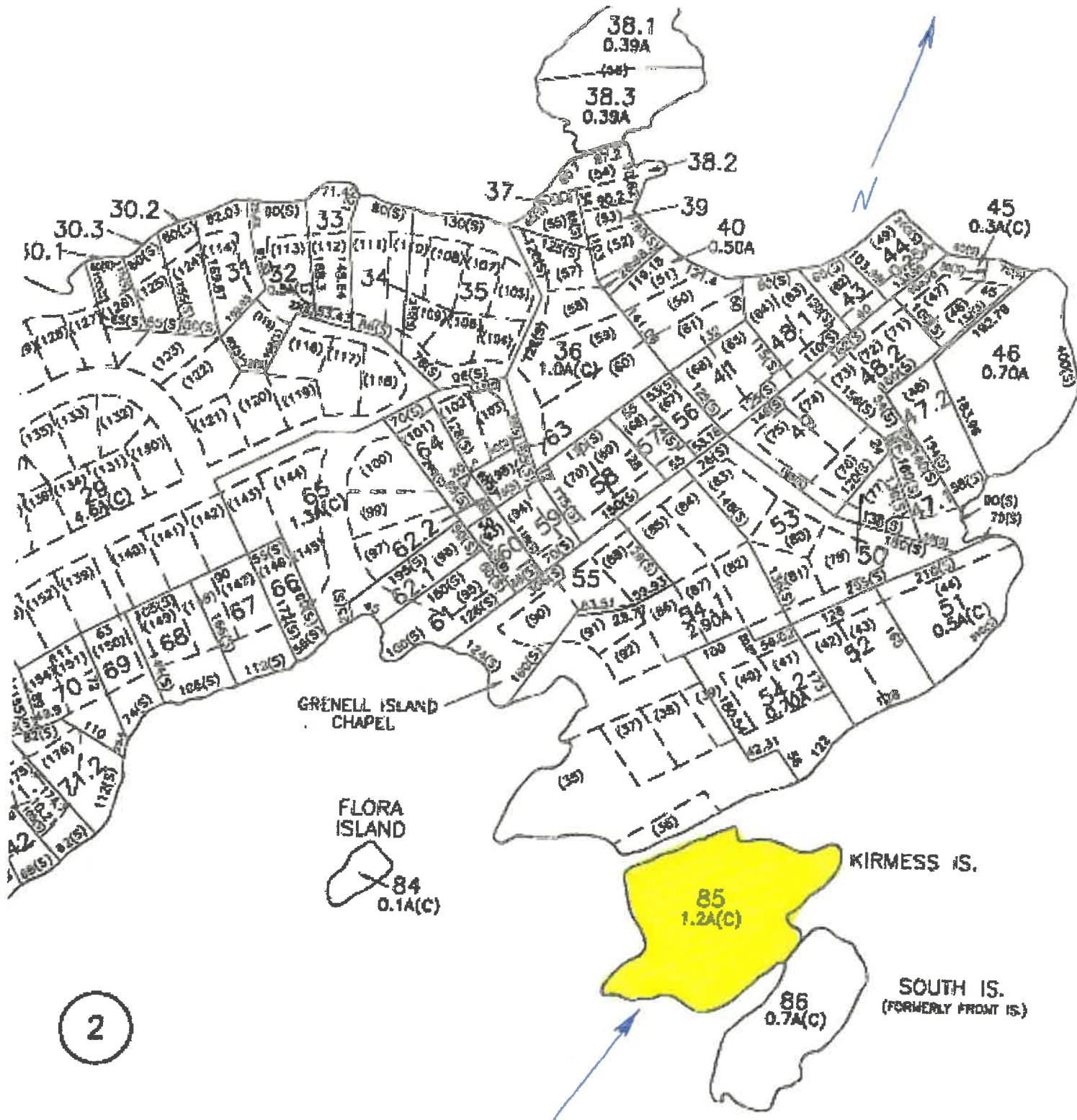
Address: 16506 Grenell Island, Clayton, NY 13624

Applicants Signature: \_\_\_\_\_

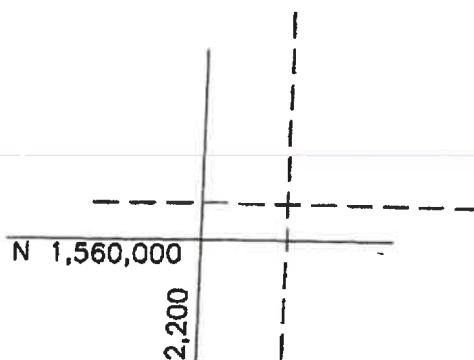


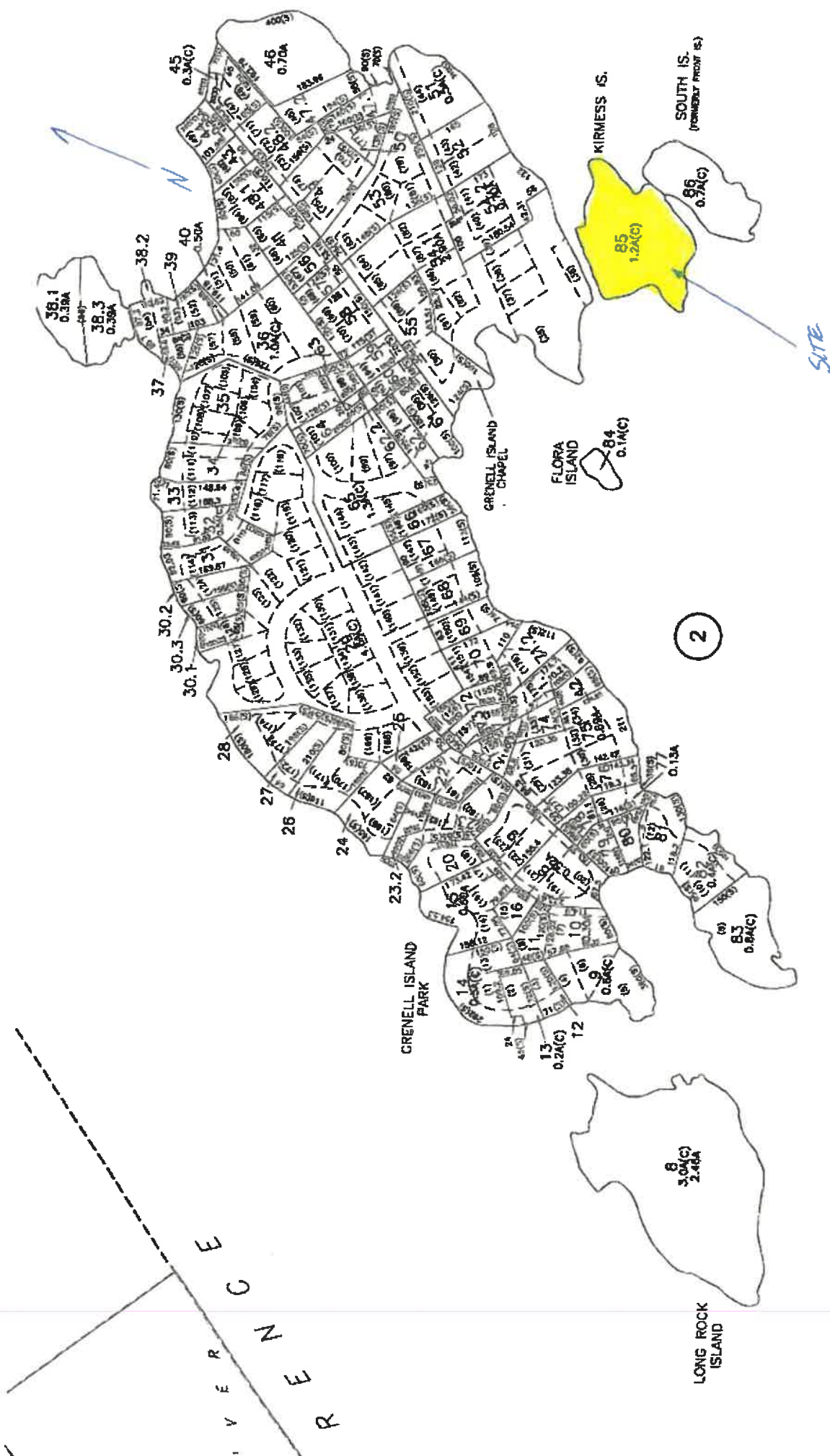
Dated: 6/29/26 Phone #: 917-689-0550  
Applicants Name: Kimberly Kempton  
(please print) Mailing Address: 16506 Grenell Island, Clayton, NY 13624





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Tax# 12.11-2-85 Name: Scott R. Kempton  
**APPLICANT** Address: 258 Wire Mill Road  
Stamford CT 06903

**NEARBY LANDOWNERS**

Tax# 12.11-2-86 Name: Jennifer Tuttle Shea Life Tenant  
Address: 243 Mile Hill Road  
Boylston MA 01501

Tax# 12.11-2-54.1 Name: Laura Lorio  
Address: 7570 Wingsbury Cir  
Manlius NY 13104

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