

**JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
February 24, 2025**

The meeting opened at 7:00 pm with the following members present: Dale MacLaughlin; Chip Garnsey; Ashley Owens; Lori Arnot; Nick Reddick (Alternate) **Absent:** Steve Mack

Nick Reddick will sit in for Steve Mack for voting.

Also Present: Village ZEO Dave Wilder; Village Board Liaison Ron DuFord; Recording Clerk Mariah LaClair.

Townpeople Present: Greg Pepe.

Minutes- MOTION to approve the January 24, 2024 ZBA minutes as submitted made by Chip Garnsey, seconded by Nick Reddick. All in favor, motion carried.

New Business:

1. (Village)

Applicant: Greg Pepe

Application Number:

Action: 1,025 Sq. Ft. Lot Size Variance on Lot A

4,996 Sq. Ft. Lot Size Variance on Lot B

Site Location: 210 Cartier Ave, Clayton, NY 13624 (Tax Map #20.48-1-8.2)

Information: Greg Pepe is requesting a variance in order to subdivide his property. The existing lot is currently 23,979 sq. ft. and lot A would be 13,975 sq. ft. and lot B would be 10,004 sq. ft. however, 15,000 sq. ft. is what is required for each lot. The intention of the subdivision is to eventually build a garage. If the subdivision is approved, both lots would become non-conforming lots and therefore if a building were to go in the new parcel, he will need to come back for a variance for the building. One phone call from a neighbor had no obligations of subdivision. No other neighbors called or wrote. The Board is apprehensive of approving a subdivision that would create two non-conforming lots. They believe that Cartier Ave does have some congestion already. The applicant considered making one lot smaller in order to keep the bigger lot conforming and he can have surveys draw new map proposals.

MOTION to open the public hearing for Greg Pepe application V- made by Chip Garnsey, seconded by Nick Reddick. All in favor, motion carried.

No public comment.

MOTION to close the public hearing for Pepe variance application V-VAR-001-25 made by Lori Arnot, seconded by Chip Garnsey. All in favor, motion carried.

MOTION to table for Pepe variance application V-VAR-001-25 in order to reconfigure lot sizes and redraw maps made by Ashley Owens, seconded by Chip Garnsey.

Motion was made to adjourn the meeting at 7:30 PM by Chip Garnsey, seconded by Dale MacLaughlin. All in favor, motion carried.

Respectfully submitted,

Mariah LaClair, Recording Clerk