



TOWN OF WILLSBORO

5 FARRELL ROAD WILLSBORO, NY 12996

518-963-8668

Minutes
Zoning Board Meeting
Date: April 18, 2023
Location: Willsboro Town Hall

Present: Chairman- Pete Sowizdrzal **Board Members-** Anne Lincoln, Susan Mueller, Carol deMello

Members of the public: Lindsay Hamel/Marcotte, Mike, Jeffrey Bigelow

-Meeting was called to order at 6:01pm

-September 2022 meeting minutes were approved as presented. Carol deMello made a motion to approve September 2022 meeting minutes. Pete second it. All in favor.

New Business: 904 Mountain View Drive, Tax Map # 31.13-2-14.000, LC-R, application # 126Z, enclosure of existing front deck to create a larger living room, add another front deck with roof (the same style that was there). This house was built in 1890 and because of the deed they need permission from Essex Community Heritage Organization.

-Carol asked if we had an area variance application, and they filled it out right then just to be sure because the use variance application is very similar besides the questions at the end.

-Code Enforcement Officer explained why this had to come in front of this board vs. the Planning board and why it was denied as a building application. Currently, all of the properties are considered legal, and nonconforming because of the zoning that has been adopted for 2015. In the LC-R district, your front yard set back must be 150 feet, they are currently at 60. Each house on the road is pretty much the same. The minimum lot size is 42 acres for the LC-R '70s. There is no 42-acre lot until hitting Reber. Because this house is legally nonconforming, it needs to be brought to the zoning board. Bobby does not think this is an egregious addition, he sees no problem with it.

-Sowizdrzal explained all of the set back dimensions, the side yard and front yard are 150 feet, back is 200. Requesting relief for 97 feet from the front yard. The west side would need 133 feet of relief. The east side would need 139 feet of relief.

-Zoning Requirements-

Minimum lot size: 42 acres. (original lot size 0.415 acres = 18,077 sq. ft.)

Front yard setback: 150' (request relief of 97' as the structure is already located at 60')

Rear yard setback: 200' (in compliance)

Side Yard setback: 150' (request relief of 133' on the west; 139' on the east)

Maximum Lot Coverage: 10% (with new addition and deck—10.93%)

-We cannot move on to this problem until the grantee gives their permission.

-Pete is making a motion to move to a public hearing on May 16th at 6 pm. Carol seconded the motion. All in favor.

Old Business:

-No Old Business

ADJOURNMENT:

Carol moved to adjourn. Susan seconded. All in favor.

Next Meeting: May 15, 2023

Meeting adjourned at 6:21pm.

Submitted by Kyli Miller
