



TOWN OF WILLSBORO
ZONING BOARD OF APPEALS

March 25th, 2014

LEGAL NOTICE

The Zoning Board of Appeals of the Town of Willsboro, will hold a public hearing on April 15th, 2014 at 7pm at the Willsboro Town Hall to hear the request of:

1. Gary Smith with a project site at 379 Corlear Drive (Tax Map ID – 11.17-1-66.200), in the RL-1 district, seeking a variance from Section 3.50 – District Requirements – RL-1 pertaining to lot coverage and lot size regulations.

Lot Size

Required –40,000 sq. ft.

Existing - ~9,000 sq. ft.

Lot Coverage

Required – 10%

Requested – 11% (Without Proposed Porch) 13.9% (With Proposed Porch)

2. Town of Willsboro/John Lease III with a project site at Bank Left – Near Mill Ruins – Boquet River, (Tax Map ID 31.9-1-15.111) in the LC-R/ GB districts, seeking variance from Sections 3.62 and 3.64 – Shoreline structures over 100 sq. ft. setback 400' in the LC-R district from the Boquet River.

3.62 Setback from the water, lot width, and side yards – 1. Setback from the water.

All principal buildings and structures in excess of 100 square feet in size, except docks, piers, marinas, or boathouses which require lesser setback, shall be set back from the mean high water mark of any lake or pond and from the shoreline of the North and South branches of the Boquet River as specified in the following schedule. This setback requirement shall be in lieu of the normal front yard requirements otherwise applicable.

2. Lot width and side yards. The minimum lot width at the shoreline of any lake or pond or lots along the Boquet River and the minimum side yards shall be specified in the following schedule. **See section 3.64** on the Town's Website at:

<http://www.townofwillsboro.com/building--zoning-code.html>.

3. Richard Andrews with a project site at 4610 NYS Route 22 (Tax Map ID 20.3-12-18.000), in the LC-W district, seeking variance from Section 6.52 – Location of detached buildings.

Section 6.52 Location of detached accessory buildings in required yard area. An accessory building shall be permitted in any required rear yard if the aggregate ground covered, other than

cornices and eaves shall not exceed 15 percent of the rear yard area in any residential district, or 50 percent of the rear yard in any commercial or business district. No accessory building shall be located closer than ten (10) feet from any lot line.

For more information or to view the individual applications for the above stated variance requests, visit <http://www.townofwillsboro.com/proposed-projects.html>.

Members of the public are encouraged to attend the meeting, or send their comments in writing to the Zoning Board of Appeals Secretary.

Respectfully,

Ashley R. Blanchard
ZBA Secretary
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