



TOWN OF WILLSBORO
LOCAL GOVERNMENT OFFICES

**ZONING BOARD OF APPEALS MEETING
TUESDAY, DECEMBER 15, 2015 AT 7:00PM
WILLSBORO TOWN HALL**

ATTENDANCE: Bruno, deMello **ABSENT:** Paye, Morgan, Sowizdrzal
Phillip Valachovic – Representative of the Chapmans
CALL TO ORDER: Bruno

MINUTES:

Motion: –No quorum present, voting not permitted. Motion tabled to January 2016 meeting.

Corrections:

- Ms. deMello noted that she had a couple of questions:
 - Page 3 – Point of clarification.
 - Page 4, second sentence – remove incomplete sentence and replace with “if it does not change more than 2’ within the 50 foot setback that it would fall within the APA’s regulations and consider the case.” Mr. Bruno noted that the ZBA needs to make sure that the findings are written down with good explanation.

NEW BUSINESS:

PUBLIC HEARING:

2546 - Chris Chapman - 35 Cove Lane - 20.20-1-17.181 - Variance from Section 3.64 – Shoreline setback requirements

The board members present reviewed the submitted site plan and discussed the items drawn on the sketch. Representative for the Chapman’s, Phillip Valachovic, indicated that the site plan is not “definitely” to scale. Mr. Bruno stated that he would like to talk with Robyn Burgess about the mean high water mark and how the agency would like applicant’s to present it. Further discussion took place regarding storm-water runoff observation.

No quorum present, no voting was permitted – case tabled until next board meeting or until a special meeting is scheduled.

Public hearing opened.

No public present. No comment was made.

Ms. deMello asked about stairs. Mr. Valachovic indicated where the stairs would be located, “if” the applicant decides to put them in. Mr. Bruno asked Mr. Valachovic to draw in the hypothetical

location of the stairs, regardless of whether the applicant decides to place them or not. Mr. Bruno noted that the ZBA can make a stipulation on the location of the stairs when the variance determination is made.

Mr. Bruno asked about dimension for the length of the front of the house. Mr. Valachovic noted that it is proposed to be 61 feet.

Ms. deMello confirmed the shoreline setback at the shortest point. Mr. Valachovic noted that the jog of the building causes the setback to be 42 feet from the shoreline on one section of the project. Mr. Bruno noted that only a portion of the project is within the shoreline setback as part of the building is 51 feet from the shoreline. Mr. Valachovic stated that the proposed addition is an increase within 1 foot and complies with the 2 feet increase rule.

Public hearing closed.

Case tabled until the next meeting or until the scheduling of a special board meeting.*

OLD BUSINESS:

NEW BUSINESS

CONCERNS/INFORMATION:

ADJOURNMENT:

Respectfully Submitted,

Ashley R. Blanchard, Zoning Board of Appeals

*** DUE TO THE FACT THAT THE LEGAL NOTICE WAS NOT SENT TO NEIGHBORS WITHIN 500 FEET, AND BECAUSE OF THE LACK OF QUORUM THE PUBLIC HEARING WILL BE RESCHEDULED FOR JANUARY 19TH, 2016.**