

Town of Willsboro
LOCAL GOVERNMENT OFFICES

Zoning Board of Appeals Meeting
Tuesday, May 17, 2016 at 7:00PM
Willsboro Town Hall

ATTENDANCE: Carol deMello, Peter Sowizdrzal, Jason Morgan, Barbara Paye

ABSENT: Robert Bruno

Public: Bob deMello, Derrick Besaw, Karen Lindsay, James Provost, Kevin Miller, Ed Smith
Doug Rock, Town Code Enforcement Officer

CALL TO ORDER: deMello

MINUTES: No minutes to accept

New Business: Kevin Miller – 381 Bay Lane - Applying for a variance for setbacks from front and side yards to build an addition on existing camp. Site plan review was completed last month and approved on the condition that the variance is granted. Front and side requirements in RL-1 zone are 50'. Mr. Miller was previously approved for a variance to build a porch, but he is now going to remove the porch to build the addition.

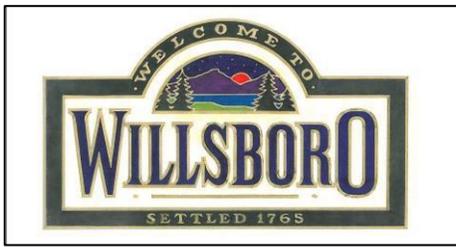
Ms. deMello motioned to move the Miller case to Public Hearing at ZBA meeting June 21, 2016. Mr. Sowizdrzal seconded. Motion carried unanimously.

Old Business: Derrick Besaw – 4 Pine Ave - 21.9-10-15.000 – Single family home in mobile home district.

Ms. deMello stated building permit had been denied because of the omission in the zoning ordinance of single family seasonal dwelling notation. Ms. deMello submitted her findings in regard to RM-M zoning change oversight, see document*. Discussion followed and the ZBA concurred with the findings in the deMello report.

Ms. deMello motioned that the ZBA concludes that the removal of “Single family dwelling/Seasonal dwelling” from principal uses in the RM-M district was a typographical error in the Zoning Law document. “Single family dwelling/Seasonal dwelling” has always been a permitted use in the RM-M district and will continue to be a permitted use in the RM-M district provided the Town Board concurs with this opinion. The ZBA hereby asks the Town Board for their endorsement. Mr. Sowizdrzal seconded. Motion carried.

MEMBER VOTE:	MEMBER NAME:	YES	NO
	Chairman Rob Bruno-Absent		
	Vice Chair, Carol deMello	X	
	Peter Sowizdrzal	X	
	Barbara Paye		X
	Jason Morgan	X	



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Doug will present the motion to the Town Board at the June 8th meeting. With the ZBA's interpretation, a building permit can be issued for Mr. Besaw.

***All attachments available at the Town Hall**

James Provost – 37 Maple Street - 31.13-1-5.000 – Parking of Travel Trailer

Initially, there was a complaint because Mr. Provost's trailer was parked on the side and front of his house. Due to side yard setbacks, Mr. Provost cannot park his travel trailer on the side of his house without a variance. He cannot meet the 15' side yard setback. Mr. Provost intends to store his trailer out back during the winter. He recently moved onto the property and has been making improvements to the back yard in order to do this. Currently, the trailer is parked in his driveway. Under the current law, this is not prohibited.

Mr. Provost will be in communication with Doug about where, exactly, his trailer will be stored over the winter. Mr. Provost volunteered to measure and stake out his back yard to reflect the exact location the trailer will be located. Doug can then determine if a variance application will be required.

Mrs. Paye motioned to table the side yard setback variance until the June meeting, providing that Mr. Provost continues to work with the Code Enforcement Officer to determine what size variance he will need from the 15' setback as established for primary buildings in his RM-1 zone. Mr. Morgan seconded. Motion carried unanimously.

CONCERNS/INFORMATION:

ADJOURNMENT: The meeting adjourned at 8:57 PM

Respectfully Submitted,

Laura Bliss, Zoning Board of Appeals