



TOWN OF WILLSBORO
ZONING BOARD OF APPEALS

MINUTES
ZONING BOARD OF APPEALS
DATE: September 17th, 2024 at 6:00PM
LOCATION: WILLSBORO TOWN HALL

Present: Chairperson – Anna Reynolds; Board Members: Trisha Sheehan, Susan Mueller

Absent: Nichole Gerding, Kathleen Nasner

Members of the Public: John Andrews, Travis Sheehan, Jeffrey Bigelow, Bobbi Paye, Jonathon Franke (Zoning Officer)

Chairperson Reynolds called the meeting to order at 6:00pm.

Minutes:

The August minutes were approved as presented.

A motion was made by Sheehan and seconded by Mueller to approve the August 2024 minutes as presented. All in favor and motion carried.

Public Hearing: No public hearing.

Old Business: No old business.

New Business:

John Andrews – 595 Corlear Drive – 11.13-1-26.000 – Demolition of summer camp & replace with new single family dwelling

Andrews came up to the table to discuss the project with the map provided in the application. The board members discussed the application and project with Andrews. Andrews provided new drawings of the proposed project to the Board. The variance request is for 10' relief on the rear yard (road frontage) only. *A motion was made by Mueller to move the application to a public hearing, seconded by Sheehan. Roll call: Reynolds, Sheehan, Mueller.*

Wendy Meinsen – 38 Nolette Lane – 39.2-1-5.000 – Construction of a 32' x 44' single family dwelling and installation of a new septic system

Travis Sheehan discussed the project with the Board. Reynolds asked for clarification on the map. Travis Sheehan explained the reasoning for moving the location of the new dwelling. Travis Sheehan provided a letter from Doug Ferris to the Board stating a new septic system can be put on the property. Reynolds stated the lot is 74,000 square foot lot and the new home is 1,400-1,500 square foot home.

Reynolds confirmed that the applicant is requesting a 100' rear and 50' side request variance relief. Reynolds recommended that the applicant gain letters in support of the project due to the setback request as its substantial. Reynolds asked if any of the board members had any further questions. No further questions. ***A motion was made by Mueller to move the application to a public hearing, seconded by Sheehan. Roll call: Reynolds, Sheehan, Mueller.***

Reynolds asked if there was any other business. None.

Reynolds stated that she will not be present at the next meeting. Mueller will run the October meeting.

Sheehan stated that we need to establish when the zoning board applicants need to have their applications into the Zoning Officer. Discussion followed. Sheehan stated that on the variance application it states to have the application in the Wednesday prior to the meeting. The board members decided not to change the date of when applications are to be submitted.

A motion was made by Sheehan to adjourn the meeting, seconded by Mueller.

Respectfully Submitted,

Morgan Drinkwine
Secretary for Planning and Zoning Board