



TOWN OF WILLSBORO

ZONING BOARD OF APPEALS

MINUTES

ZONING BOARD OF APPEALS

DATE: May 21st, 2025 at 6:00PM
LOCATION: WILLSBORO TOWN HALL

Present: Chairperson: Anna Reynolds; Board Members: Susan Mueller, Kathleen Nasner and Trisha Sheehan

Absent: Nichole Gerding

Members of the Public: Spencer Hathaway, Mark Schiesser, Joan Hubbard, Sam Blanchard, Mark Thomson, Charlotte Herzenberg, Eduardo Silva and Jonathan Franke (Zoning Officer)

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

Minutes:

The April 2025 minutes were approved as presented.

A motion was made by Mueller and seconded by Sheehan to approve the April 2025 minutes as presented. Roll call: Nasner, Sheehan, Mueller, Reynolds. All in favor and motion carried.

Public Hearing:

Philip Moore – 41 Rowley Way – 21.13-1-20.100 – RL-1 – 28' x 32' detached garage

Reynolds opened the public hearing at 6:01pm.

Reynolds asked the applicant and or representative if they had anything to add about the project. The representative (Spencer Hathaway) stated he did not have anything to add.

Reynolds asked if the Zoning Officer had anything to add. The ZO stated that he received one phone call from a neighbor and the neighbor asked that his name not be used and he was not giving a positive or negative remark on the project. No other correspondence was received in regard to this project.

No other public comments.

A motion was made by Mueller, seconded by Nasner to close the public hearing at 6:07pm. Roll call: Nasner, Sheehan, Mueller, Reynolds. All in favor and motion carried.

Reynolds stated that the Zoning Board of Appeals needs to add the SEQR review to their review process and reviewed the SEQR form with the Board.

The Board read aloud and reviewed the five questions. Discussion followed.

The Board read aloud and reviewed the SEQR and declared a negative declaration.

A motion was made to approve a 5-foot side yard setback for the proposed garage by Mueller, seconded by Nasner. Roll call: Nasner, Sheehan, Mueller, Reynolds. All in favor and motion carried.

Old Business: No old business.

New Business:

Mark Schiesser – 31.13-5-4.000 – 1230 Sunset Drive – RM-2 – Covered Porch

Reynolds asked the ZO to confirm that the applicant is looking for a 5-foot relief for the covered porch. The ZO confirmed that was correct.

Reynolds asked if the Board had any questions. No questions.

Mueller stated that a lot of homes around this home have covered porches.

A motion was made by Mueller, seconded by Sheehan to move this project to a public hearing on June 18th, 2025. Roll call: Nasner, Sheehan, Mueller, Reynolds. All in favor and motion carried.

Charlotte Herzenberg & Eduardo Silva – 30.2-1-2.000 – Beaver Way – RL-3 – Single Family Home

Reynolds and the Board discussed how they tried to find this property. There was much confusion as to where it was. The applicants reviewed map and photos in great length to discuss the location of the property on Beaver Way. The applicants stated that they would like to put the home where they are proposing due to the back of the property being very slopped and the front of the property is the road.

Mueller asked if the purchase of the property is contingent upon approval. The applicants stated that they have made an offer on the property and if they receive approval the purchase will go through and is contingent upon approval. The applicant stated their offer on the property is good for 90 days.

The applicants shared photos of other cottages that are a lot closer to the water then where they would have their home.

Reynolds stated that she is very concerned with the water setback. Reynolds stated that the APA approved land use law requires that the APA review all area variance approvals and after filing a 30 day review period is required by the APA.

Mueller asked why this would be a 75' setback from the water. The ZO read aloud from the Zoning Law that in RL-3 it stated 75' for a front yard setback. Sheehan stated she did not see a building setback for RL-3 and that there is nothing listed for Long Pond for a setback. The ZO explained that she

needed to go to the next page for the explanation. Sheehan stated that the APA setback is 50'. The ZO stated he was going by the Zoning Law.

Much discussion was had between the Board and applicant and reviewing of maps and photos.

The applicants stated that they would be willing to meet members of the ZBA at the property to review further.

A motion was made by Mueller, seconded by Nasner, to move this application to a public hearing on June 18th, 2025 upon gathering further information from the applicant. Roll call: Nasner, Sheehan, Mueller, Reynolds. All in favor and motion carried.

Richard Foley – 21.14-1-15.000 – Lake Shore Drive – RL-1 – Single Family Home

Reynolds asked if there is one or two lots. The applicants representative (Sam Blanchard) stated that the application was completed as one lot but as of May 12th, 2025 paperwork was submitted to Essex County to combine the lots. Mueller asked if this would affect where the house would be going. Blanchard stated it would not.

Sheehan stated that this would eliminate the need for relief on the south side.

Sheehan asked the ZO about the front yard. The ZO stated that is it a nonconforming lot even when combined.

Sheehan asked the representative if they would be building in the same footprint of the old building. Blanchard stated it would be in line but would be a little larger than the old building. Blanchard stated that they wouldn't move the new proposed building to the north or south as it would block their view.

Much discussion was had by the Board as to what is needed for relief.

Blanchard asked if they had just the one lot if that would make a difference. Mueller stated that asking for 35' of relief is a lot to ask for. Mueller stated that with the two lots combined it makes a difference as you are only needing relief on one side.

A motion was made by Mueller, seconded by Reynolds to move this application to a public hearing on June 18th, 2025. Roll call: Nasner, Sheehan, Mueller, Reynolds. All in favor and motion carried.

Per the ZO, it was stated that the Donald & Susan Trulsen application was not longer needed to be reviewed or approved by the ZBA.

Reynolds asked if there was any other business. No other business.

A motion was made by Mueller, seconded by Sheehan, to adjourn the meeting at 6:53pm.

The next meeting will be held on Wednesday, June 18th, 2025.

Respectfully Submitted,

Morgan Drinkwine
Secretary for Planning and Zoning Board