



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES

ZONING BOARD OF APPEALS PUBLIC HEARING AND REGULAR BOARD MEETING

DATE: June 18, 2024 at 6:00 PM
LOCATION: Willsboro Town Hall

Board Members: Anna Reynolds, Susan Mueller, Trisha Sheehan, Kathleen Nasner, Nicole Gerding, Zoning officer: Jonathan Franke Alternate: Lori A. Franke
Members of the Public: Robert Adams, Dereck Crowningshield, Jennifer Howley

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

Business:

-Robert Adams, Tax Map #: 21.5-2-8.000, 85 Indian Bay Road, Area Variance Application for detached garage, Permit #24044-Z-Mailer

Their biggest concern is getting the garage closer to the house. No other comments from the public or board. No letters were sent in.

Closed the public hearing at 6:02

-Members of the board read their 5 questions (attached at the end of the minutes)

Mueller made a motion to grant the variance. Gerding seconded. Roll Call: Reynolds, Mueller, Sheehan, Nasner, Gerding. All in favor

-Edward (Ned) Holmes, Tax Map #: 11.17-1-58.000, 345 Corlear Drive, area variance application, addition/detached garage permit #24007-Z-Mailer

-There is a new drawing, Reynolds said the existing structure is 13.6 at one corner and 19, so it is already less than the requirement. He is requesting 5 feet. After the addition he meets the min lot coverage.

Reopen the public hearing at 6:11pm

-Holmes is not here. No negative or positive letters were received about this project. Side yard set back is 5 feet only.

Closed the public hearing at 6:13 pm.

-Members of the board read their 5 questions (attached at the end of the minutes)

Mueller made a motion to grant the variance. Nasner seconded. Roll Call: Reynolds, Mueller, Sheehan, Nasner, Gerding. All in favor

-Open the Regular Board Meeting at 6:18pm.

New Business:

-Mark Herr, Tax Map #: 21.6-2-6.200, 832 Point Road, Area Variance Application, Addition/Existing House Permit #24007-Z

Dereck Crowningshield explained the project and showed the drawings that he had. He is requesting 14 foot 8 and 12 foot on the south west corner; the south east would be 14. They are requesting relief of 14 feet.

No specific questions or comments from the board.

Mueller made a motion to move this project to public hearing. Nasner seconded. Roll Call: Reynolds, Mueller, Sheehan, Nasner, Gerding. All in favor

DISCUSSION:

-Reynolds let the board know that if for some reason a public hearing had major discrepancies the board does have 62 days to make a decision.

-Reynolds wants to bring back the water plant back to the table. They are asking for a 75-foot relief set back on the back of the lot. The one we have now is undersized for the size of our district so a new one is being built. **Reynolds made a motion to move this project to public hearing. Mueller seconded. Roll Call: Reynolds, Mueller, Sheehan, Nasner, Gerding. All in favor**

Next meeting: July 16, 2024

March Meeting Minutes: No comments or changes. **Reynolds moved to adopt the March Meeting Minutes. Roll Call: Reynolds, Mueller, Sheehan, Nasner, Gerding. All in favor**

ADJOURNMENT: Mueller made a motion to close the meeting. Nasner seconded it. All in favor and the motion carried.

The meeting was adjourned at 6:37 pm.

Respectfully Submitted,

Kyli Miller
Secretary for Planning and Zoning Board