



## TOWN OF WILLSBORO

5 FARRELL ROAD WILLSBORO, NY 12996

518-963-8668

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### Minutes Zoning Board Meeting Date: April 18, 2023 Location: Willsboro Town Hall

**Present:** Chairman- Pete Sowizdrzal **Board Members-** Anne Lincoln, Susan Mueller, Carol deMello **Code Enforcement Officer** – Bobby Sturgess

**Members of the public:** Lindsay Hamel/Marcotte, Mike Raimo, Jeffrey Bigelow

-Meeting was called to order at 6:01pm

*-September 2022 meeting minutes were approved as presented. Carol deMello made a motion to approve the September 2022 meeting minutes. Pete seconded it. All in favor.*

**New Business:** 904 Mountain View Drive- Tax Map # 31.13-2-14.000, LC-R zoning district, application # 126Z. Enclosure of existing front deck to create a larger living room and add another eight' front deck with a roof (the same style that was there). This house was built in 1890 and because of the Easement with the Deed they need permission from Essex Community Heritage Organization. The zoning district east of 904 Mountain View Dr is RM-1 (Residential – Medium Density) which would make their property compliant with the setback requirements and lot coverage.

-Carol asked if we had an area variance application, and they filled it out right then just to be sure because the use variance application is remarkably similar besides the questions at the end.

-Code Enforcement Officer explained why this had to come in front of this board vs. the Planning board and why it was denied as a building application. Currently, all the properties are considered legal, and nonconforming because of the zoning that was adopted in 2015. In the LC-R district, your front yard setback must be 150 feet, they are currently at 60. Each house on the road has the same front yard setback from the road. The minimum lot size is 42 acres for the LC-R district. There is no 42-acre lot until hitting Reber. Because this house is legally nonconforming, it needs to be brought to the zoning board. Bobby does not think this is an egregious addition, he sees no problem with it.

-Sowizdrzal explained all the setback dimensions, the side yard and front yard are 150 feet, back is 200. Requesting relief for 97 feet from the front yard. The west side would need 133 feet of relief. The east side would need 139 feet of relief.

**-Zoning Requirements-**

Minimum lot size: 42 acres. (Original lot size 0.415 acres = 18,077 sq. ft.)

Front yard setback: 150' (Request relief of 97' as the structure is already located at 60')

Rear yard setback: 200' (In compliance)

Side Yard setback: 150' (Request relief of 133' on the west; 139' on the east)

Maximum Lot Coverage: 10% (with new addition and deck—10.93%)

-We cannot move on to this problem until the grantee gives their permission.

-Pete is making a motion to move to a public hearing on May 16th at 6 pm. Carol seconded the motion. All in favor.

**Old Business:**

-No Old Business

**ADJOURNMENT:**

**Carol moved to adjourn. Susan seconded. All in favor.**

**Next Meeting: May 15, 2023**

**Meeting adjourned at 6:21pm.**

**Submitted by Kyli Miller**

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