



**TOWN OF WILLSBORO**  
ZONING BOARD OF APPEALS

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**MINUTES**  
**ZONING BOARD OF APPEALS**  
**DATE: July 23<sup>rd</sup>, 2025 at 6:00PM**  
**LOCATION: WILLSBORO TOWN HALL**

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

**Members of the Public:** Adam Hathaway, Spencer Hathaway, Donald Gilbert and Jonathan Franke (Zoning Officer)

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

**Minutes:**

The June 2025 minutes were not reviewed or approved. Will be reviewed and approved at the August 2025 meeting.

**Public Hearing: No public hearing.**

**Old Business: No old business.**

**New Business:**

**A Donald Gilbert – 11.13-1-31.000 & 11.13-1-32.000 – 613 Corlear Drive – RL-1 – Demolishing existing structure and building a new year-round structure**

Reynolds asked if the applicant or representative had a larger map or images of the project. Spencer Hathaway, representative, provided larger maps and images.

Reynolds asked if the deck is moving in the new structure. Spencer Hathaway stated that the whole structure will be moving.

Mueller asked if the garage is on the same property. The applicant stated that he is working to combine all four lots and Mueller asked how soon that would be happening. The applicant stated they could start the process soon.

Sheehan asked if the applicant had heard back from the APA.

The applicant stated that there are mold issues in the current structure and they have outgrown the space and would like to increase the footprint. It was stated that the camp sits on two lots and is the second camp from the end of the point on the lake side and there is not a whole lot of space. The applicant stated that it is challenging with the setbacks which is why they have come to the zoning

board of appeals. The applicant would like to keep the natural screen they currently have as the current structure you can barely see from the lake and the road and the applicant would like to keep it that way. The applicant also stated that there are trees on the property that they would like to keep and not have to cut down.

Mueller asked what the metal stakes on the lot were marking. Discussion followed.

The applicant stated that he is not able to comply with all the setbacks but would like to find the best balance and be environmentally conscient. The applicant stated that he would like to combine the lots and spoke to neighbors to the north and they do not have any concerns.

Much discussion was held and in-depth reviews of photos and maps with the applicant and representatives.

Sheehan stated that she would be concerned with what the APA would say about the distance on the waterfront.

Reynolds requested that the applicant draw circles on the maps where the trees are and add an explanation as to why they don't want to cut the trees down due to natural screen and be environmentally friendly.

Sheehan asked Reynolds if they should not combine the property. Reynolds stated she didn't know. Much discussion followed.

Mueller stated that the process to combine the property is very minimal and fairly quick.

Mueller asked what the options were to move forward. Sheehan stated that we need to deem the application complete and move it to a public hearing.

Spencer Hathaway asked if letter will be sent out. It was confirmed that properties within 500' of the applicants property would receive letters notifying the neighbors of the project and the public hearing.

Mueller stated that the lots need to be combined before we can make a decision.

***A motion was made by Sheehan, seconded by Nasner, to deem the application complete and to move this project to a public hearing on August 20<sup>th</sup>, 2025.***

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 6:42pm.

The next meeting will be held on Wednesday, August 20<sup>th</sup>, 2025.

Respectfully Submitted,

Morgan Drinkwine  
Secretary for Planning and Zoning Board