



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES ZONING BOARD OF APPEALS DATE: February 20, 2024 at 5:00 PM LOCATION: Willsboro Town Hall

Present: Chairman: Peter Sowizdrzal; Board Members: Anna Reynolds, Susan Mueller **Absent:** Christine Benedict

Members of the Public: Spencer Hathaway, John Arnold, Dereck Crowningshield, Bruce Hale

Chairman Sowizdrzal called the meeting to order at 5:00 pm.

MINUTES:

The August 2019 minutes were approved as presented.

Mueller made a motion to approve the October 17, 2023 meeting minutes as presented. Reynolds seconded. All in favor, motion carried.

OLD BUSINESS:

-Dereck Crowningshield- back in September of 2022, they came to us for their project at 335 Corlear Drive. Requesting a variance for 6.12 4.10 existing undersized lot. We approved that, and have the decision form approving it. **Sowizdrzal would like to make a motion to reapprove application number 2022-124Z from September 2022. Reynolds seconded. All in favor.**

NEW BUSINESS:

-Colangione/Olsen, Tax Map # 11.13.1.53.000, 508 Corlear Drive, two-story home with garage

Dereck Crowningshield is the representative for this matter. The overall structure is 44x48- there was a lot of discussion about what the actual house dimensions were. It was determined that this home is going to need a variance for the lot size coverage and sit yard setbacks. Lot size is 17,424 square feet, lot size is supposed to be 40,000. Relief of 12,506 square feet of lot coverage is needed. The front yard setback is 50 feet so no relief is needed there. The side yard setback is 50 feet- they are at 31.8 feet, and relief of 18 feet 2 inches is needed for both the North and South sides. The drawings are not the final approved drawings. Instead of asking for a 20-yard setback, they are asking for 18.5 **Mueller made a motion to move this to a Public Hearing on March 19, 2024. Sowizdrzal seconded. All in favor.**

-Arnold, Tax Map # 21.14-2-6.000, 110 Lake Shore Drive, new build

Spencer Hathaway is the representative for this matter. The house itself is one story, with a walk-out basement, and one bedroom, roughly 1,100 square feet, with the garage it would be 1,407 square feet. Need relief of 26,850 feet, front, and rear yard set packs comply. Shoreline setbacks comply. The max lot coverage of 15% complies too. The only thing they need is relief on the lot size.

Sowizdrzal makes a motion to move this to a Public Hearing on March 19, 2024. Mueller seconded. All in favor.

-Edward Holmes, Tax Map # 11.17-1-58.000, 345 Corlear Drive,

Sowizdrzal said he does not have enough information from what was provided to do what he needs to do. We need to know the square footage, front yard, and side yard setbacks. They have 100 feet of lakefront. There is just not enough information to continue. Pete and Jonathan are going to sit down and determine exactly what is still needed and get in touch with the applicant to figure it out and get the proper information. The map just needs to be finished.

DISCUSSION:

Next meeting: March 19, 2024 Public hearing to start and regular Zoning board meeting to follow.

Anna asked if board meetings could be moved to Wednesdays instead of Tuesdays. Pete said it would have to be brought to the Town Board.

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

The meeting was adjourned at 5:39 pm.

Respectfully Submitted,

Kyli Miller
Secretary for Planning and Zoning Board