



TOWN OF WILLSBORO
ZONING BOARD OF APPEALS

MINUTES
ZONING BOARD OF APPEALS
DATE: October 16th, 2024 at 6:00PM
LOCATION: WILLSBORO TOWN HALL

Present: Board Members: Trisha Sheehan, Susan Mueller, Lori Franke, Kathleen Nasner

Absent: Nichole Gerding, Anna Reynolds

Members of the Public: John Andrews, Travis Sheehan, Jeffrey Bigelow, Spencer Hathaway, Sarah Noll, John Carver Jonathon Franke (Zoning Officer)

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

Minutes:

The September minutes were approved as presented.

A motion was made by Sheehan and seconded by Mueller to approve the September 2024 minutes as presented. Roll call: Mueller, Sheehan, Nasner, Franke. All in favor and motion carried.

Public Hearing:

John Andrews – 595 Corlear Drive – 11.13-1-26.000 – Demolition of summer camp & replace with new single family dwelling

Mueller opened the public hearing at 6:02pm.

Sheehan asked the Zoning Officer if any correspondence was received by the public in regard to this project. The Zoning Officer stated he did not receive any correspondence related to this project. It was noted that there was not any members of the public present for this project.

Mueller closed the public hearing at 6:03pm.

The Board read aloud and reviewed the five questions. Discussion followed. *A motion was made by Mueller to grant a variance of 10' of relief on the rear yard (road frontage), seconded by Sheehan. Roll call: Mueller, Sheehan, Nasner, Franke. All in favor and motion carried.*

Wendy Meinsen – 38 Nolette Lane – 39.2-1-5.000 – Construction of a 32' x 44' single family dwelling and installation of a new septic system

Mueller opened the public hearing at 6:10pm.

The Zoning Officer stated he received two verbal correspondences from Karen and Robert Foster and Randy Reinhart who both are in favor of the project. It was noted that no one from the public was present for this project other than Travis Sheehan, the representative of the project.

Mueller closed the public hearing at 6:12pm.

The Board read aloud and reviewed the five questions. Discussion followed. *A motion was made by Mueller to grant a variance of 100' of relief on the rear yard and 50' of relief on the side yard, seconded by Nasner. Roll call: Mueller, Nasner, Franke. Sheehan recused. All in favor and motion carried.*

Old Business: No old business.

New Business:

John Carver – 559 Sunset Drive – 39.2-1-38.000 – RR – 18'x24' one car garage

John Carver stated that he has a meeting with his attorney to start a parcel merger as it is easier to merge all the parcels together. Sheehan and Mueller asked the applicant if he is withdrawing his application. Much discussion followed. The Zoning Officer stated that if the applicant is going to move forward with the merger, once it is complete, the applicant would need to provide the Zoning Officer with the new deed and the applicant could apply for a building permit.

Sheehan asked if this project would have to go to a public hearing since the applicant is the one that owns the property surrounding this parcel. The Zoning Officer stated it would still need to go to a public hearing.

Sheehan and Mueller asked the applicant to clarify how much relief he is requesting. The applicant stated 40' of relief on the western side of the property.

Sheehan asked the Zoning Officer and the applicant if the back page of the application had been filled out as the members were not provided with it. The Zoning Officer stated that the back page was completed, however, was not copied correctly.

It was stated that if the parcel merger is complete by the next meeting for the public hearing, that the public hearing could be canceled as the variance would no longer be needed.

A motion was made to accept the completed application and to move the application to a public hearing at the next meeting, November 20th, 2024 at 6pm, seconded by Mueller. Roll call: Mueller, Sheehan, Nasner, Franke. All in favor and motion carried.

Sarah Noll – 827 Mountain View Drive – 30.16-2-2.000 – RM-2 & M – 40'x60' shop/garage

Mueller asked the Zoning Officer to clarify the project as the property is listed in two different districts. The Zoning Officer explained that the property is listed under the RM-1 district at the County and under the M district at the Town.

The applicant stated that she would like clarification as to what needs to be done in order for her to build a garage/shop/office space to securely store her equipment. The applicant stated that when she purchased the property the Code Enforcement Officer at the time told her she could build a garage and now she is being told she needs a variance. The applicant stated that if she had known she needed a variance she would have applied sooner for a variance as the project has already started and wants concrete poured before winter.

The Zoning Officer read aloud the special uses for each district.

Mueller asked if the County supersedes the Town or if the Town supersedes the County. The Zoning Officer stated that there is no superseding.

Sheehan asked if there was a home on the property. The applicant stated that there was a home on the property but has since been demolished.

Much discussion followed. The Board determined that since the Town has the district listed under M that the applicant needs a variance. The Board stated that they are not able to make the determination as to which district is the correct district even though they feel it should be RM-1, the Board felt they need to go by the Town listed district for this property.

The applicant is in need of a 35' relief on the east side yard. ***A motion was made by Sheehan to accept the application and move the application to a public hearing at the next meeting, November 20th, 2024 at 6pm, seconded by Mueller. Roll call: Mueller, Sheehan, Nasner, Franke. All in favor and motion carried.***

George Robinson – 154 Sabousin Drive – 11.13-1-40.000 – RL-1 – Construction of a 24' x 24' x 26' garage on existing concrete slab

It should be noted that this application was not on the original agenda and was brought to the meeting by the Zoning Officer.

The applicant stated that he was told he needed to go before the Zoning Board of Appeals again. It was stated that this applicant and project had received a variance in 2017 for this project.

Discussion followed. ***A motion was made by Mueller that this applicant and project does not need another variance or a decision made as a variance was already approved in 2017 and does not require any further action, seconded by Sheehan. Roll call: Mueller, Sheehan, Nasner, Franke. All in favor and motion carried.***

The next meeting will be held on November 20th, 2024 at 6pm.

Meeting adjourned at 6:58pm.

Respectfully Submitted,

Morgan Drinkwine
Secretary for Planning and Zoning Board