



**Town of Willsboro**  
LOCAL GOVERNMENT OFFICES

Zoning Board of Appeals Meeting  
Tuesday, October 18, 2016  
Willsboro Town Hall

Attendance: Bruno, deMello, Sowizdrzal, Paye, Morgan

Absent:

Public: Mark McGill, Doug Rock, Town Code Enforcement Officer

Call to Order: The meeting was called to order at 7:00 by Bruno

**Minutes: Sowizdrzal made a motion to accept the June minutes. Paye seconded. All in favor, including the 3 members who attended June's meeting. Motion carried unanimously.**

Public Hearing: No public hearing

Old Business: No old business

New Business:

*Mark & Tracie McGill – 51 Corlear Drive – 21.9-2-13.000 – ledgestone retaining wall*

Mr. McGill presented the Board with his application\* for a retaining wall with access. It will not extend the property and it will be above the high water mark. The McGill's are also trying to minimize the removal of trees. deMello and Bruno stressed that the application will have to include the physical square footage and the height of the wall. There was some discussion about the benefits of building a vertical wall versus a sloped structure. The Board instructed applicant to proceed with site plan review with the Planning Board next week as well as starting the process of APA approval, as it will be required in this district. Bruno recommended an engineered plan for the APA and to mark where his vegetation is on his site plan. Paye requested to know the distance between the house and the proposed wall. Deed and property card will also be needed for Mr. McGill's next ZBA appearance.

**Sowizdrzal motioned to move the McGill case to Public Hearing at ZBA meeting November 15, 2016. deMello seconded. All in favor. Motion carried unanimously.**

**Adjournment: deMello motioned to adjourn the meeting at 8:15. Bruno seconded. All in favor. Motion carried unanimously.**

\*All attachments available at the Town Hall

Respectfully Submitted,  
Laura Carson, Zoning Board of Appeals



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TOWN OF WILLSBORO, NY

AREA VARIANCE APPLICATION

Tax Map No: 21.9-2-13.000 Application No: \_\_\_\_\_ Fee: \$50.00

Property Owner: Mark & Tracie McGill Phone No: 518-335-7025

Address: 51 Corlear Dr, Willsboro, NY 12996

Location of project: 51 Corlear Dr Zoning District: RL1

Describe your project: shore erosion stabilization. Construct a retaining wall using Redi-Rock Ledge stone above the high water mark.

Denial of Permit Application by: \_\_\_\_\_ Date: \_\_\_\_\_

For Office Use:	
Date of Appeal:	_____
Date Rec'd. by ZBA:	_____
Date of Public Hearing:	_____
Date of ZBA Action:	_____
Date of APA Action:	_____

Your application wishes to seek relief from what section(s) of the Ordinance? Section(s): Section 6.12, 6.14

Page(s): \_\_\_\_\_

Specifically: Setback from shoreline [6.12] Lakefront and Shoreline Tree Cutting Restrictions [6.14]

Is the property in the Hamlet?  yes  no.  
(If no, Adirondack Park Agency review is required.)

Have there been any other variances granted on the property? No Date(s): \_\_\_\_\_  
If yes, please summarize: \_\_\_\_\_

1) How can the benefit that you desire not be achieved by other feasible means? Proximity to the structure (~15ft) and steepness of the eroding bank caused us to consult an engineer and choose an engineered retaining wall. Redi-Rock is more stable than natural stone, but has a natural appearance.  
ZBA Findings: \_\_\_\_\_

2) How will your project not produce an undesirable change in the neighborhood? Although the wall will only be visible from the shore, the Ledge stone Redi-Rock has a natural look to it. We plan to plant natural vegetation in front of the wall to further blend it into the shore.



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ZBA Findings: \_\_\_\_\_

3) Is this request substantial? Yes

ZBA Findings: \_\_\_\_\_

4) Will your project have adverse physical or environmental effects? No

ZBA Findings: \_\_\_\_\_

5) How is this hardship not self-created? The erosion has been caused by natural means. I.e. - Flooding & rain.

ZBA Findings: \_\_\_\_\_

The Zoning Board of Appeals shall balance the benefit to the applicant with the detriment to the health safety and welfare of the community. If this application is approved, the ZBA may grant the *minimum variance necessary* and may impose *reasonable conditions*.

**Authorization for site visits:** By signing this page and submitting the application materials attached herein, the Owner, Applicant and his/her/their agent(s) hereby authorize the Zoning Board of Appeals members and/or Code Enforcement Office staff to enter the subject properties for the purpose of reviewing the application submitted.

**I am in receipt of the Variance Procedure - Informational Brochure and aware of the requirements of the application. I certify that the application, plans and supporting materials submitted are a true and complete statement/description of the existing conditions and the work proposed. Also, I have been informed that any supporting materials submitted after 5 pm on the Wednesday preceding my scheduled ZBA appearance may result in my project and hearing being rescheduled.**

Signature of Property Owner/Authorized Agent: [Signature] Date: 10/18/2016