

**MEETING OF THE LOUISVILLE PLANNING BOARD  
NOVEMBER 18, 2025  
LOUISVILLE MUNICIPAL BUILDING 6:30 PM**

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<b>BOARD OF APPEALS MEMBERS PRESENT:</b>	<b>DAN CASEY, CHAIRMAN</b>
	<b>CARL BENDER</b>
	<b>HERBERT DUCOLON</b>
	<b>JEFF LABA</b>
	<b>BERNARD LASHOMB</b>
	<b>TYLER MONTONDO</b>
<b>BOARD OF APPEALS MEMBERS ABSENT:</b>	<b>SCOTT LASHOMB</b>
<b>CODE CLERK PRESENT:</b>	<b>TERRI O'KEEFE</b>
	<b>DAWN PARKER</b>
<b>CODE ENFORCEMENT OFFICER PRESENT:</b>	<b>ANTHONY MCMANAMAN</b>
<b>PUBLIC PRESENT:</b>	<b>LEO DUFRESNE, STEFAN DUFRESNE, JAMES KOZSAN, BRENDA KOZSAN, BROOKS WASHBURN</b>

Chairman Casey called the meeting to order at 6:30 pm.

The purpose of this meeting is to discuss an area variance request submitted by Leo and Diana Dufresne for 310 Crescent Drive, tax map # 8.061-1-12.1. The request is to reduce the front yard setback for a new build to 47 feet from the edge of right-of-way, to improve the neighbors' river view at the rear setback. This parcel is located in the RR -Resort Residential district, where front setback requires 75 feet from the edge of right-of-way. Code Clerk Parker read the response from the St. Lawrence County Planning office which stated that this request has been returned for local action pursuant to the memorandum of understanding.

Mr. Casey reviewed for the Board members and those in attendance, the previous area variance request submitted for 310 Crescent Drive, which requested variances on both sides of the property, as well as the front setback. This area variance request was denied in February 2025. Mr. Washburn, architect for the new build, presented the new plan for the build, requesting the 47-foot front setback, to benefit the river view for the neighboring properties. Mr. Washburn stated that without the variance, the build could still be accomplished within the current Town of Louisville Land Use & Development Code, however the river view for the adjoining properties would be impacted more significantly.

Resident James Koszan, neighbor to the right of 310 Crescent Drive, submitted a letter of concern to the Board members expressing his disagreement with the variance request, outlining concerns related to property values, privacy, environmental issues, security, and community character. Discussion followed with Board Members and the public, with Mr. Casey

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expressing concern about the size of the house in relation to the size of the lot, but acknowledging the area variance request as it relates to the current Land Use & Development Code. Mr. Casey moved to approve the area variance to reduce the front yard setback from 75 feet to 47 feet for tax map #8.061-1-12.1, 310 Crescent Drive, owned by Leo and Diana Dufresne as proposed. Mr. Bender seconded the motion. The motion passed with five in favor and one against.

Moved by Mr. Casey, seconded by Mr. Laba and duly carried to adjourn the meeting at 7:25pm.

Respectfully Submitted,

Dawn Parker  
Code Clerk