



TOWN OF WILLSBORO

5 FARRELL ROAD WILLSBORO, NY 12996

518-963-8668

Minutes

Planning Board Meeting

Date: August 22, 2023

Location: Willsboro Town Hall

Present: Chairman- Gregory Gordon; **Board Members-** Chauntel Gillilland, Tom Dwyer, Gina Minessale, Dereck Crowningshield **Absent:** John Sucharzewski, Brian King, Andre Klein

Members of the Public: Bill Hauser, George Davis, Susan Davis, Spencer Hathaway
-Chairman Gregory Gordon called the meeting to order at 6:00 p.m. and welcomed the public in attendance. Gordon informs the public where the emergency exits are, that restrooms are available and their location, asks everyone to please silence their cell phones, and reminds anyone speaking to state their name so that we know which project they are speaking for.

Minutes:

Gordon called for a motion to approve July 25, 2023 meeting minutes as written. *Crowningshield made a motion to approve July 25, 2023 meeting minutes as written. Gillilland seconded. All in favor.*

Old Business:

None

New Business:

-George Davis and Susan Bacot-Davis, 3280 Essex Road, New Residence and Septic, Tax Map #31.18-1-9.000, RL-3, LF, New home and Septic, Converting the old home (closer to the road) into a guest cottage, Permit #135-P

George and Susan said that everything about their project is straight forward, the only thing that is a little peculiar about this is that the road/ driveway changes. You cannot see when coming out of the current driveway, especially around 3,4,5pm (when the sun is setting) so we are trying to shift that over to the south side, doing this gives you a much longer view of traffic as well. The current home is currently an Airbnb but will not be once they build and move into the new home, it will just be a guest house.

-Gordons only concern is that we would make this property that is compliant into a non-compliant piece of property because of how the zoning law book reads regarding front yard vs lakefront. The guest cottage would now be considered an accessory structure in the front yard. This seems to be a problem at most meetings because of the definition of front yard vs backyard on waterfront. There was a lot of discussion about going front yard vs backyard and about the owners going to the ZBA for a variance. Crowningshield pulled up minutes from January 2022 where the ZBA determined that the Code Enforcement Officer can decide what the front yard vs backyard is. "DeMello made a motion to interpret the zoning law to clarify section 5.513 specifically grants the CEO the right to allow accessory structures on the street side of the

waterfront property.” Gordon asks Bobby if he is satisfied with that and he states that he is. The new side yard setbacks are 57.2 and 57.4 and 147 feet from the lake. No other questions or concerns from the board members.

Crowningshield made a motion to approve this site plan as submitted and added that the owners know the guest cottage cannot be rented out after the home is built. Minessale second. Roll call: Crowningshield, Dwyer, Gilliland, Minessale, Gordon. All in favor.

-Hauser Family Trust, 251 Corlear Drive, Replacement of laundry/garage (storage) building, Tax map #21.5.1-22.000, RL-1, Permit # 134-P

-A correction to the application is that it is at 253 Corlear Drive, not 251 Corlear Drive.

-Bill Hauser is here and explains that they are proposing to replace their existing 12-foot 8-inch by 23-foot 9-inch garage/laundry/shower with a more substantial structure. Over the last few years, they have had to use cans of foam to close openings in the walls and other things. But this current building is going to be nonfunctional. The goal is to replace this building with an actual bathroom and bigger space with their growing family. They do not know what they are going to do with the existing open space. He wants to go from 23 feet 9 inches to 24 feet, as well as widen the building from 12 feet 8 inches to 15 feet. This is all going into the property not going any closer to the lake or property lines. The property that the garage is going on is 253 Corlear Drive, the storage building they are putting up is going on 251 Corlear Drive. Lots of discussion on if this should go to ZBA because it is a nonconforming lot but after much discussion and clarification on the lot explanation is it not. No other questions from any other board members.

Crowningshield made a motion to approve this site plan to demolish the current structure and put in the new structure, as submitted. Minessale seconded. Roll call: Crowningshield, Dwyer, Gilliland, Minessale, Gordon. All in favor.

-James and Amy Hill, 151 Lake Shore Drive, two-bedroom house with two car garage, Tax map #21.10-1-34.002, RL-1, Permit # 133-P

-Spencer Hathaway is here to talk on behalf of the owners. A survey was done of the property, they own three lots, 45 feet on each side yard and 55 on the back and 60 on the front. The septic tank has been put in within the last 10 years but Spencer is planning on having roto-rooter or someone to come test it to make sure it is still okay. When you drive by it is hard to tell how much property is there because of the trees. No other questions from the board members.

Crowningshield made a motion to approve this site plan as submitted. Dwyer seconded. Roll call: Crowningshield, Dwyer, Gilliland, Minessale, Gordon. All in favor.

Housekeeping- Gordon passed out papers for September 12th and September 27th that are upcoming training sessions.

ADJOURNMENT:

Next Meeting- September 26, 2023 at 6pm.

Gordon called for a motion to adjourn the meeting. Crowningshield moved to adjourn. Minessale second. All in favor.

Meeting adjourned at 6:54 pm.

Submitted by Kyli Miller
