



## TOWN OF WILLSBORO

5 FARRELL ROAD WILLSBORO, NY 12996

518-963-8668

### Minutes

### Planning Board

Date: February 28, 2023

Location: Willsboro Town Hall

**Present: Board Members:** Brian King, Andre Klein, Tom Dwyer, Chauntel Gilliland, Gina Minessale **Absent:** John Sucharweski, Greg Gordon

**Members of the Public:** Kevin Hall, Spencer Hathaway, Dereck Crowningshield

-The Regular Planning Board meeting on February 28, 2023 meeting at the Town Hall was called to order at 6:00pm.

-Klein asked for a motion and a second to approve January 24, 2023 meeting minutes.

-King made a correction to page two where he made the motion to approve and second the matter. King made the motion and Klein seconded.

-The January 24, 2023 Meeting minutes were approved as presented. **Minessale made the motion to approve January 24, 2023 meeting minutes as corrected. King seconded. Roll call- Gilliland, Dwyer, Klein, King, Minessale**

### **New Business:**

-Thomas and Janet Sober, 810 Point Road, Tax # 21.10-1-4.000.

Spencer Hathaway is the representative and said that it is an existing structure and they would like to tear it down and create something that is usable. This building is completely destroyed and pretty much falling in, they will create a proper foundation under it. Dwyer asked if the septic system would be looked at, Hathaway said that they are going to a test to see if a new one is needed or not and if needed everything will be brought up to today's code. The current building does not meet the high water set back but they have no problem moving the structure back at least two feet, there is plenty of property to do so. The rest of the boundaries are all well within what they need to be.

No other questions or comments from the board.

Klein asked for a vote on this project.

**Motion to approve site plan application as submitted given the structure being moved 2 feet back to keep the 50 foot setback. Dwyer made the motion to approve the site plan as submitted. Minessale seconded. Roll call: Roll call- Gilliland, Dwyer, Klein, King, Minessale. All in favor.**

-Linda Cauley, 782 Middle Road, Tax #40.1-2-21.100, minor-subdivision, Kevin Hall is the representative and gave the board maps showing the property and all of the outlines. There was a subdivision in 2008 where they created a little lot- which is currently Palmer. Ken passed away and Linda is just looking to downsize her home. She is making the 7

+/- acre lot that straddles the two land uses RR and RL1. While creating a vacant 17.5 acre lot to hopefully build on. The setbacks are all shown, the soil has not been done yet but Kevin believes she is using Doug Ferris to test the soils and create a septic system when the site is clear of snow. Kevin submitted to the APA and they have signed off. So the subdivision request is a two lot subdivision with the right to build a single family dwelling on the 17.5 acres. There is an old sugar house in the back, a new sugar house by the garage there will be a new driveway coming off of middle road. It meets all of the minimum requirements. She tends to sell 1B, this is similar to what came in front of the board with Mark Bonfey that straddled the land use. Lot 1B would be less than the minimum lot size. The board discussed the actual acreage and foot per acre and it was agreed on that the 7 acre lot would be made an 8 acre lot to meet the 350,000 square foot requirement.

**Motion to approve site plan application with the agreement to make the 7 acre lot an 8 acre lot to meet the 350,000 square foot requirement. Gilliland made a to approve site plan given the adjustment as discussed. Minessale seconded. Roll call: All in favor.**

-Hall asked if there would be a public hearing on this subdivision or seeker. The board discussed and Hall stated that historically that is what has been done. The board agreed that there would be Public Hearing before the March meeting. So the public hearing is scheduled for March 28th at 6pm.

**Motion to schedule a public hearing next month. King made a motion to set a public hearing for the minor subdivision to make it complete. Dwyer second. Roll call: Gilliland, Dwyer, Klein, King, Minessale. All in favor.**

-Next Meeting will be March 28th at 6pm.

Klein called for a motion to adjourn the meeting. **King made a motion to adjourn the meeting. Minessale seconded. All in favor.**

Meeting adjourned at 6:33pm.

Submitted by Kyli Miller

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