



TOWN OF WILLSBORO
PLANNING BOARD

MINUTES
PLANNING BOARD MEETING
DATE: August 24th, 2021 at 6:00 PM
LOCATION: Willsboro Town Hall

Present: Chairman: Gregory Gordon Board Members: R. Andre Klein, Chauntel Gilliland, Brian King, Gina Minessale, Tom Dwyer, Larry Charbonneau

Absent: John Sucharzewski

Members of the Public: Marilyn Strong, Lucas Strong, Robert Benedict, Christine Benedict, Terry Pulsifer (CEO)

Chairman Gregory Gordon called the meeting to order at 6:03pm

Gordon welcomed the newest member to the Planning Board, Tom Dwyer.

MINUTES:

The July 2021 minutes were approved as presented.

A motion was made by King and seconded to approve the July 27th, 2021 minutes as presented. All in favor and motion carried.

PUBLIC HEARING: No Public Hearing

OLD BUSINESS: No Old Business

NEW BUSINESS:

Robert Benedict – 3647 Essex Road – 31.13-6-9.110 – HC-1/RM-2 – Special Use Permit

Gordon stated that Mr. Benedict has submitted a special use permit and invited Mr. Benedict to add any information. Mr. and Mrs. Benedict stated that they are trying to do the best in taking everyone into consideration with the decisions they have made for this property. Terry Pulsifer stated that he initially read the map wrong and takes full responsibility. Mr. Pulsifer also stated that they have exceeded the minimum requirement for the setbacks and are not going over their minimum usage. Mrs. Benedict pointed out that the existing storage units down past Sheehan & Son's shop are in a residential area. Gordon also agreed with Terry Pulsifer that they have exceeded the requirements. *A motion was made by Charbonneau and seconded by King to move this case to a public hearing scheduled for Tuesday, September 28th, 2021 at 6pm.*

Marilyn Strong – Sunset Drive – 39.1-1-19.110 – LC-A – Minor Subdivision

Gordon stated that Ms. Strong would like to subdivide her property. Gordon stated that within the LC-A zone they are to have at least 42 acres; however, there aren't that many acres to be able to subdivide. Ms. Strong and Lucas Strong have gone through the APA and walked through the property looking at the location in reference to the river and any water ways. Ms. Strong and Lucas Strong have gone before the Zoning Board of Appeals and received a variance approval. Lucas Strong did state that they have received the APA permit. Gilliland asked if this piece of property was going to be separated into three parcels. Ms. Strong and Lucas Strong confirmed that this subdivision will make it two parcels. Ms. Strong's current parcel was in question however, that parcel has been its own for several years. ***A motion was made by Charbonneau and seconded by Kline to approve this minor subdivision. All in favor and the motion carried.***

Jason & Faith Pollock – 310 Corlear Drive – 11.17-1-44.000 – RL-1 – New Building

Gordon stated that this is a new build and that a new drawing was submitted late last night. The Pollock's do meet the requirements for the lot. Klein stated that we need to ask for septic information. The board agreed that the application was not complete. Dwyer asked if the applicant was building this himself. Terry Pulsifer stated that he believes he will be. ***A motion was made by King, seconded by Charbonneau to table this application until the next meeting as long as the applicant submits proper detailed site plans. All in favor and the motion carried.***

Curt Snyder – 14 Apple Orchard Way – 31.18-1-10.140 – RL-3 – Addition to existing attached garage

Gordon stated that Mr. Snyder did some renovations inside the house that were approved which protruded into his 2-car garage. Mr. Snyder would like to add 6' to his home so gain the space back for a 2-car garage. Gordon stated that Mr. Snyder exceeds the requirements even with the extension and that there are not variances required to do so. Dwyer asked if there is a concern with the height of the building, Terry Pulsifer stated that Mr. Snyder will be matching the existing structures height. Gilliland asked Terry if this was going to changing the number of rooms in the home. Terry Pulsifer stated that a few years ago when he bumped out the wall, it was for a pantry and a couple of closets and that this is not changing the number of rooms in the home. ***A motion was made by Charbonneau, seconded by Gilliland to approve the 6' addition to the existing attached garage. All in favor and the motion carried.***

Jim Plummer – 269 Corlear Drive – 21.5-1-13.100 – RL-1 – Pier replacement on existing structure

Terry Pulsifer stated that Mr. Plummer just purchased the property. On the lake side of the house, the structure stayed firm and true. On the neighbors' side there is a 4 1/2" sag. The walls and door have started to shift. Windows have started to break. Mr. Plummer would like to replace each footing to level it and make sure they have a 4' frost wall. Gordon stated that this application came to the board as it is within 500' of the lake. ***A motion was made by Klein, seconded by King to approve the pier replacement with no other building changes unless granted by Terry Pulsifer. All in favor and the motion carried.***

Gordon stated he had a few housekeeping things to take care of. Gordon invited the board members to send any changes that they would like to see for the board via email or if they have any comments or concerns to please address them with him. Gordon also stated that site reviews will be a must to complete prior to the meetings.

A motion was made by Charbonneau, seconded by Klein to adjourn the meeting at 6:39pm.
(Klein/Gordon) A motion was made by Klein and seconded, to close the meeting. All in favor and the motion carried.

Respectfully Submitted,

Morgan Denton
Secretary for Planning and Zoning Board

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	August 24, 2021
APPLICATION NUMBER:	2021-92P
NAME:	Robert Benedict
PROJECT ADDRESS:	3647 Essex Road
TAX MAP NUMBER:	31.13-6-9.110
REQUEST FOR APPLICATION FOR:	Special Use Permit

PROPOSED MOTION:	<i>A motion was made to move this case to a public hearing scheduled for Tuesday, September 28th, 2021 at 6pm.</i>			
MOTION MADE BY:	Larry Charbonneau			
MOTION SECONDED BY:	Brian King			
MEMBER VOTE:	MEMBER NAME:	YES	NO	NOTES
	Gregory Gordon	X		
	John Sucharzewski	-		Absent
	Brian King	X		
	Chauntel Gilliland	X		
	Gina Minessale	X		
	Larry Charbonneau	X		
	R. Andre Klein	X		
	Tom Dwyer (Alternate)	X		
SIGNATURE OF PLANNING CHAIRMAN:				

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	August 24, 2021
APPLICATION NUMBER:	2021-91P
NAME:	Marilyn Strong
PROJECT ADDRESS:	Sunset Drive
TAX MAP NUMBER:	39.1-1-19.110
REQUEST FOR APPLICATION FOR:	Minor Subdivision

PROPOSED MOTION:	<i>A motion was made to approve this minor subdivision.</i>			
MOTION MADE BY:	Larry Charbonneau			
MOTION SECONDED BY:	Andre Klein			
MEMBER VOTE:	MEMBER NAME:	YES	NO	NOTES
	Gregory Gordon	X		
	John Sucharzewski	-		Absent
	Brian King	X		
	Chauntel Gilliland	X		
	Gina Minessale	X		
	Larry Charbonneau	X		
	R. Andre Klein	X		
	Tom Dwyer (Alternate)	X		
SIGNATURE OF PLANNING CHAIRMAN:				

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	August 24, 2021
APPLICATION NUMBER:	2021-88P
NAME:	Jason & Faith Pollock
PROJECT ADDRESS:	310 Corlear Drive
TAX MAP NUMBER:	11.17-1-44.000
REQUEST FOR APPLICATION FOR:	New Building

PROPOSED MOTION:	<i>A motion was made to table this application until the next meeting as long as the applicant submits proper detailed site plans.</i>			
MOTION MADE BY:	Brian King			
MOTION SECONDED BY:	Larry Charbonneau			
MEMBER VOTE:	MEMBER NAME:	YES	NO	NOTES
	Gregory Gordon	X		
	John Sucharzewski	-		Absent
	Brian King	X		
	Chauntel Gilliland	X		
	Gina Minessale	X		
	Larry Charbonneau	X		
	R. Andre Klein	X		
	Tom Dwyer (Alternate)	X		
SIGNATURE OF PLANNING CHAIRMAN:				

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	August 24, 2021
APPLICATION NUMBER:	2021-89P
NAME:	Curt Snyder
PROJECT ADDRESS:	14 Apple Orchard Way
TAX MAP NUMBER:	31.18-1-10140
REQUEST FOR APPLICATION FOR:	Addition to existing attached garage

PROPOSED MOTION:	<i>A motion was made to approve the 6' addition to the existing attached garage.</i>			
MOTION MADE BY:	Larry Charbonneau			
MOTION SECONDED BY:	Chauntel Gilliland			
MEMBER VOTE:	MEMBER NAME:	YES	NO	NOTES
	Gregory Gordon	X		
	John Sucharzewski	-		Absent
	Brian King	X		
	Chauntel Gilliland	X		
	Gina Minessale	X		
	Larry Charbonneau	X		
	R. Andre Klein	X		
	Tom Dwyer (Alternate)	X		
SIGNATURE OF PLANNING CHAIRMAN:				

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	August 24, 2021
APPLICATION NUMBER:	2021-90P
NAME:	Jim Plummer
PROJECT ADDRESS:	269 Corlear Drive
TAX MAP NUMBER:	21.5-1-13.100
REQUEST FOR APPLICATION FOR:	Pier replacement on existing structure

PROPOSED MOTION:	<i>A motion was made to approve the pier replacement with no other building changes unless granted by Terry Pulsifer.</i>			
MOTION MADE BY:	Andre Klein			
MOTION SECONDED BY:	Brian King			
MEMBER VOTE:	MEMBER NAME:	YES	NO	NOTES
	Gregory Gordon	X		
	John Sucharzewski	-		Absent
	Brian King	X		
	Chauntel Gilliland	X		
	Gina Minessale	X		
	Larry Charbonneau	X		
	R. Andre Klein	X		
	Tom Dwyer (Alternate)	X		
SIGNATURE OF PLANNING CHAIRMAN:				