



TOWN OF WILLSBORO
PLANNING BOARD

MINUTES
PLANNING BOARD MEETING
DATE: March 22, 2022 at 6:00 PM
LOCATION: Willsboro Town Hall

Present: Chairman: Gregory Gordon Members: Tom Dwyer, Chauntel Gilliland, Brian King, Andre Klein, Gina Minessale, John Sucharzewski and Larry Charbonneau
Members of the Public: Drew Reithel, Jason Sweatt and Brian Denu

Chairman Gregory Gordon called the meeting to order at 6:00pm and welcomed the public.

Minutes:

The February 2022 minutes were approved as presented.

A motion was made by Dwyer and seconded by Minessale to approve the February 22, 2022 minutes as presented. Roll call: Gilliland, Klein, Sucharzewski, Charbonneau, Dwyer, Minessale, King, Gordon. All in favor and motion carried.

Public Hearing:

Jason Sweatt – 43 Mountain View Drive – 39.1-2-9.000 – RR – Special Use – Redemption Center

Public hearing was opened at 6:03pm. Gordon asked if anyone would like to speak in regard to the project. No members of the public present for this project. Sweatt explained the project and explained that he would be adding onto the building more than what he applied for. Sweatt stated that Terry Pulsifer, CEO, stated that he would have permits for him today. Gordon asked Sweatt if he was making the building larger and stated that the special use permit is for the existing building. Gordon asked if anyone from the board had any questions. Gordon asked for a motion to continue the public hearing until April 26th at 6pm since the project has been altered and the planning board was not notified. Sweatt asked if it had to be drawn out. Gordon stated that Sweatt is changing and adding to the building and that the special use was for the existing building and the planning board did not receive any documentation on the addition. Sweatt stated that Pulsifer knew about this and that he would have all of this taken care of and Sweatt stated that Pulsifer would be present at the meeting. Sweatt stated that he does not want to miss out on people returning their bottles as he knows people stock pile them in the winter and in the spring bring them back. Sweatt stated that the addition that he wants to put on to the existing building will be for when people drop off their bottles.

Sucharzewski reviewed the areal photo of the parcel with the board and Sweatt. Sucharzewski asked if Sweatt had approval for the garage and Sweatt stated he did and stated that both buildings were going up regardless. Sweatt stated that the ZBA approved the project off the front because it is in the front yard. Gordon reviewed the RR district out of the zoning law book. Gordon stated that the planning board had to have the public hearing for the special use. Gordon stated that his concerns are that with the addition, the project is changing but stated that there will be stipulations put in place if this is approved. Gordon stated that there shall not be any storage of bottles or anything to that sort outside of the building. Sweatt stated he agreed and there would not be any storage of bottles or cans outside.

A motion was made by Charbonneau, seconded by Klein to close the public hearing at 6:14pm in regard to the special use for the redemption center located at 43 Mountain View Drive.

Old Business:

Jason Sweatt – 43 Mountain View Drive – 39.1-2-9.000 – RR – Special Use – Redemption Center

Gordon asked if the board had any questions for Sweatt. No questions from the board.

Sucharzewski made a motion to approve the special use permit with stipulations that bottles and cans are not to be stored outside, seconded by Klein. Roll call: Gilliland, Klein, Sucharzewski, Charbonneau, Dwyer, Minessale, King, Gordon. All in favor and motion carried.

New Business:

Brian Denu – 247 Corlear Drive – 21.5-1-25.000 – RL-1 – New Structure

Gordon asked Denu to explain his project.

Denu stated that his lot is about 105' wide so he has the proper setbacks. There is an existing 10x25 dry cabin with no water or electricity. Denu stated he had copies of the septic design present with him and the septic was installed and the cabin has been removed. Denu stated that he would like to put up a two-bedroom cabin roughly 750 square feet and to match cabins around him.

Gordon asked what size septic was installed. Denu stated that it is a 1000-gallon tank. Sucharzewski asked what his building is going to be, Denu confirmed 2 bedrooms with no other building. Gordon stated that Pulsifer has the septic plans. Sucharzewski confirmed that the septic had already been installed. Gordon stated that the septic plans were not included in with this project because it was already installed and didn't have anything to do with this project.

A motion was made by Charbonneau to approve the new structure as presented, seconded by Minessale. Roll call: Gilliland, Klein, Sucharzewski, Charbonneau, Dwyer, Minessale, King, Gordon. All in favor and motion carried.

Tom Dwyer – 142 Sabousin Drive – 11.13-1-42.000 – EL-1 – Accessory Shed and 2-story addition

Gordon stated that Dwyer is recused from this project. Gordon asked Dwyer if he would like to explain his project.

Dwyer stated that he used to have two parcels – one on either side of the road, and he tied them together to be one parcel. Dwyer stated that the new deed was issued on Tuesday so he does not have a final copy of the new deed quite yet. Dwyer stated that on the inland side he would like to put up a non-permanent shed and tie it together with the existing garage with a breezeway. Dwyer stated on the lakeside – the septic is for a 3-bedroom home, right now he only has two bedrooms. Sucharzewski confirmed how many bedrooms he would end up having after the addition and questioned if the office space could be considered a bedroom. Discussion followed. Dwyer confirmed with the addition it would be a total of 3-bedrooms.

Gordon stated that he discussed with the assessor and Pulsifer about how you can have a road in the middle of your parcel and it is correct that you can.

King asked if it was allowed that he could have a shed there. Dwyer stated that he had to be tied together to the existing structure. Gordon stated that it would have to be double sheet rocked and Dwyer stated that it is not heated. King stated that there was another project previously that they had to close the breezeway in – Clark project. Dwyer stated that they just had to be tied together and talked about the 5/8” sheet rock and Dwyer doesn’t think he needed to do that due to there not being any heat.

Gordon asked if there were any questions for Dwyer. No questions.

A motion was made by Charbonneau, to accept the accessory shed and 2-story addition as presented, seconded by Klein. Roll call: Gilliland, Klein, Sucharzewski, Charbonneau, Dwyer, Minessale, King, Gordon. All in favor and motion carried.

Gordon stated that he would like to discuss and go through Part 2 of the SEQRE for Seville Development, LLC.

Charbonneau stated that in Part 1 when the applicant filled out the SEQRE there were two threatened species. Charbonneau stated that the applicant went to DEC and received a letter back from them in regard to the species that may be present on this parcel. Charbonneau stated that this letter was very vague and did not give a definitive answer. Charbonneau also stated that the applicant hired an independent environmental consultant and from that report it stated that these species were not on this parcel. Charbonneau stated that he believes the planning board should write a letter to DEC for a more definitive answer in regard to the Eastern Pearl Shell and the Eastern Sand Darter as the planning board members are not experts in this area and these findings make Charbonneau nervous to make a decision that may affect these threatened species. Gordon asked if there were any other comments from the board in regard to the SEQRE. There were no other comments.

Gordon stated that the planning board can request a letter from DEC. Gordon stated that the planning board could review and go through part 2 of the SEQRE and hold off on making a

decision until the planning board receives an answer from DEC or hold off on doing the part 2 as a whole until the planning board receives an answer from DEC. Gordon stated that the town attorney strongly advised that part 2 and 3 not be done in the same meeting as the answers to the questions need to be thought out.

Charbonneau stated that the planning board should ask for the letter from DEC with regard to the species. Gordon stated that a letter can be drafted to DEC and that part 2 of the SEQRE can be completed at the next meeting.

Charbonneau made a motion to ask DEC for a definitive jurisdiction letter for no or minimal threat to these species or if there is something greater than that so the planning board can appropriately fill out the SEQRE, seconded by Klein. Roll call: Gilliland, Klein, Sucharzewski, Charbonneau, Dwyer, Minessale, King, Gordon. All in favor and motion carried.

Gordon stated that the planning board received a letter from concerned citizens and this letter will be attached to our documents for records for the Seville Development project. This letter will be attached to these minutes.

Sucharzewski asked how long the public hearing for the Seville Development project will be open. Gordon stated that he was advised by the town attorney to keep it open until the planning board reviews the SEQRE process.

Gordon stated that at the public hearing on Monday, March 21st, 2022 there were a total of 8 residents present. Posts were on social media stating that the planning board was not being transparent and per legal counsel the planning board was advised to keep the public hearing open.

Charbonneau stated that there is a short form guide book for part 2 of the SEQRE that is very short and very useful and highly recommends the planning board members utilize it while looking over part 2.

Klein asked if with the letter to DEC if the planning board should include the consultant information for DEC's review. Gordon stated he doesn't see why not. Charbonneau also stated that DEC's initial response to the applicant should be included as well.

A motion was made by Charbonneau to adjourn the meeting at 6:50pm, seconded by Klein. Roll call: Gilliland, Klein, Sucharzewski, Charbonneau, Dwyer, Minessale, King, Gordon. All in favor and motion carried.

Respectfully Submitted,

Morgan Denton
Secretary for Planning and Zoning Board

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	March 22, 2022
APPLICATION NUMBER:	106-P
NAME:	Jason Sweatt
PROJECT ADDRESS:	43 Mountain View Drive
TAX MAP NUMBER:	39.1-2-9.000
REQUEST FOR APPLICATION FOR:	Special Use – Redemption Center

PROPOSED MOTION:	<i>A motion was made to approve the special use permit with stipulations that bottles and cans are not to be stored outside.</i>			
MOTION MADE BY:	John Sucharzewski			
MOTION SECONDED BY:	Andre Klein			
MEMBER VOTE:	MEMBER NAME:	YES	NO	NOTES
	Gregory Gordon	X		
	John Sucharzewski	X		
	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:	March 22, 2022
APPLICATION NUMBER:	107-P
NAME:	Brian Denu
PROJECT ADDRESS:	247 Corlear Drive
TAX MAP NUMBER:	21.5-1-25.000
REQUEST FOR APPLICATION FOR:	New Structure

PROPOSED MOTION:	<i>A motion was made to approve the new structure as presented.</i>			
MOTION MADE BY:	Larry Charbonneau			
MOTION SECONDED BY:	Gina Minessale			
MEMBER VOTE:	MEMBER NAME:	YES	NO	NOTES
	Gregory Gordon	X		
	John Sucharzewski	X		
	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:	March 22, 2022
APPLICATION NUMBER:	108-P
NAME:	Tom Dwyer
PROJECT ADDRESS:	142 Sabousin Drive
TAX MAP NUMBER:	11.13-1-42.000
REQUEST FOR APPLICATION FOR:	Accessory Shed & 2-story addition

PROPOSED MOTION:	<i>A motion was made to accept the accessory shed and 2-story addition as presented.</i>			
MOTION MADE BY:	Larry Charbonneau			
MOTION SECONDED BY:	Andre Klein			
MEMBER VOTE:	MEMBER NAME:	YES	NO	NOTES
	Gregory Gordon	X		
	John Sucharzewski	X		
	Brian King	X		
	Chauntel Gilliland	X		
	Gina Minessale	X		
	Larry Charbonneau	X		
	R. Andre Klein	X		
	Tom Dwyer (Alternate)	-	-	Abstained
SIGNATURE OF PLANNING CHAIRMAN:				