



TOWN OF WILLSBORO
LOCAL GOVERNMENT OFFICES

**Town of Willsboro
Planning Board Meeting
June 28, 2016 AT 7:00PM – Willsboro Town Hall**

ATTENDANCE: Bardeen, deMello, Liebeck, Feeley, Powell

MEMBERS OF THE PUBLIC: Jennifer Richard, Brad Paye, Mauricio and Pam Gonzalez, Melissa Maki, Rebecca Palmer. Mr. and Mrs. Mark McGill, Maurice Poitras,

Mr. deMello called the meeting to order at 7:00 PM

MINUTES:

(Bardeen/Feeley) A motion was made, and seconded, to approve the May 2016 Planning Board meeting minutes. All voted in favor and the motion carried.

PUBLIC HEARING:

- Mark McGill – 51 Corlear Drive – RL-1 – Garage site plan

Public Hearing opened.

Jennifer Richard asked what the meeting was specifically about in regard to the McGill garage. Mr. deMello explained that the new zoning law that took effect at the beginning of the year, all development within 500 feet of the shoreline requires a site plan review. The Planning Board, may, at their discretion, ask for comments from the public as part of the review process.

Jennifer Richard inquired as to what the garage would be used for upon completion. Mr. deMello explained the project is a two-car garage, 1 ½ stories, with offices in the back part and a ½ bath.

No further concerns were expressed by the public.

Public Hearing closed.

(Bardeen/Feeley) A motion was made, and seconded, to accept the site plan as presented, or substantially similar to the plans presented, subject to the following conditions:

- 1. The project must conform to provisions of the Town of Willsboro Zoning Law, except for any variances granted by the Zoning Board of Appeals.**
- 2. Off-street parking for at least two cars if required.**
- 3. An on-site wastewater system compliant with the Town of Willsboro and NYS Department of Health requirements is required.**

All voted in favor and the motion carried.

NEW BUSINESS:

Melissa Maki – 17 Cedar Lane/Lee Way – 21.17-1-51.220 – RL-1 – Acupuncture Special Use

Mr. deMello announced that this project requires a Public Hearing, so action cannot take place until the July meeting, so proper notices are sent out.

Mr. Rock clarified that although the applicant does not intend to continue living on the premises, she is applying for a special use permit rather than a home occupation permit.

(Powell/Feeley) A motion was made, and seconded, to move the project to Public Hearing. All voted in favor and the motion carried.

2616 - Maurice Poitras – 76 Perry’s Point Way – RL-5 – Swimming Pool Site Plan

Mr. deMello explained it was a site plan review because the property in question is within 500’ of the shoreline. Mr. Poitras described the project as an in-ground (fully recessed) pool that will not be visible from the lake. It will not have any effect on the 75’ setback in the zone. Mr. deMello reviewed the Site Plan Review Criteria. See attached* There was discussion as to how the pool would be filled. Mr. Poitras agreed to fill the pool with water from the lake.

(Feeley/Powell) A motion was made, and seconded, to accept the site plan as presented, or substantially similar to the plans presented, subject to the following conditions:

- 1. The project must conform to provisions of the Town of Willsboro Zoning Law, except for any variances granted by the Zoning Board of Appeals.**
- 2. Off-street parking for at least two cars if required.**
- 3. The pool is filled with water taken from the lake.**

All voted in favor and the motion carried.

*All attachments available at Town Hall.

ADJOURNMENT:

(deMello/Feeley) A motion was made, and seconded, to adjourn the meeting. All voted in favor and the motion carried.

Respectfully Submitted,

Laura Bliss
Planning Board Secretary

Site Plan Review Criteria

Name: Poitras	Application No. 2616	Date: 6/28/2016
Address: 76 Perry's Point Way	Zoning District: RL-5	

Description: Build a 16x32 foot in-ground swimming pool. Pool location is 75 feet from the mean high water mark. Required shoreline setback for structures in the RL-5 district is 75 feet. Project apparently conforms with all area requirements of the Zoning Law.

Location, arrangement, size, design, and general site compatibility of buildings, lighting, and signs.

Pool cannot be seen from the road or from the lake. Pool is compatible with the site.

Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls.

No impact on area traffic.

Location, arrangement, appearance and sufficiency of off-street parking and loading.

Off-street parking for at least two cars is required and is being provided.

Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

This pool will not change existing pedestrian, access, circulation, etc.

Adequacy of stormwater and drainage facilities.

Should have minimal impact on stormwater runoff patterns.

Adequacy of water supply and sewage disposal facilities.

The property a well. Mr. Powell asked if filling the pool from a well would impact the aquifer and other nearby wells. The Board felt it prudent to fill the pool from the lake. There is no need to change the existing septic system if it is in good working order.

Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.

Site is consistent with other properties in the neighborhood. No special vegetation or noise buffers are required.

Adequacy of fire lanes and other emergency zones and to provision of fire hydrants.

The site is accessed by a one-lane private road. No new roads are required.

Special attention to the adequacy and impact of structures, roadways, and landscaping in areas susceptible to ponding, flooding, and/or erosion.

Less than one acre is being disturbed. There is no evidence that ponding has been an issue. The new structure will not significantly impact that situation. Portions of the site may be in a flood plain – elevations have not been provided but the building site appears well above the mean high water mark.

Overall impact on the neighborhood including compatibility of design consideration.

The pool cannot be seen from the road or the lake. It should have minimal impact on the neighborhood.

Site Plan Review Criteria

Impact on the natural environment, historical site significance, predominant local land use, cultural significance, and dominant architectural style.

Proposed pool will have minimal impact on natural environment. Not a historically significant site. There are no known factors of cultural significance.

Other

none

Motion made by: Wayne Feeley

Motion seconded by: Rob Powell

Motion: Move that the site plan be accepted as presented, or substantially similar to the plans presented, subject to the following conditions:

1. The project must conform to provisions of the Town of Willsboro Zoning Law, except for any variances granted by the Zoning Board of Appeals.
2. Off-street parking for at least 2 cars is required.
3. The pool is to be filled with water taken from the lake.

Vote: All voted in favor and the motion passed unanimously.