

Town of Willsboro

Local Government Center

Town of Willsboro Planning Board Meeting October 25, 2016 AT 7:00PM Willsboro Town Hall

ATTENDANCE: Bardeen, deMello, Feeley, Powell, Liebeck

ABSENT: Grubb

MEMBERS OF THE PUBLIC: Mark and Tracie McGill, Ric Feeney, Richard and Leanna DeNeale, Doug Rock, William and Kathryn Reinhardt

deMello called the meeting to order at 7:00 PM

MINUTES:

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

OLD BUSINESS:

2647 - Samuel Blanchard – 335 Sunset Drive – 39.1-1-17.000 – RR – Boundary Line Adjustment

The Board and Doug Rock have not received new materials in regard to this matter. The Board has approved the application pending confirmation from all parties.

NEW BUSINESS:

2651 - Ric Feeney – 3737 Main Street – 31.13-3-11.000 – GB – Sign Permit Application

Mr. Feeney requests a sign to advertise his watercolor painting business. The Board found that the application complies with all requirements of the Zoning Law.

(Bardeen/Powell) A motion was made, and seconded, to accept the application as presented. All in favor and the motion carried.

George King – 931 Reber Road – 30.3-1-2.000 – LCW – Site plan review for a cabin

Applicant proposes to replace a hunting cabin on a 1.1 acre lot with a new hunting cabin. Size of the current cabin is 24 by 16 feet. The replacement cabin size will be 20 by 16 feet. The replacement cabin will be built on the footprint of the original cabin. 'Hunting Cabin' is a permitted use in the LC-W

5 Farrell Road Willsboro NY 12996

Phone: 518-963-8668 Website: www.townofwillsboro.com

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district but requires review by the Planning Board because it is in a resource management area (see article 17 of the Zoning Law).

There are some code challenges with the property, per Doug Rock, if the Board approves the cabin. Sewage disposal meeting Department of Health codes is the main concern. Doug has been in contact with the DOH about the possibility of a privy.

(Bardeen/Powell) A motion was made, and seconded, that the proposed plans 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. Gutters, drains, and/or gravel, or equivalent, under eaves is required to prevent soil erosion from rainwater running off the roof of the new structure.**

All in favor and the motion carried.

Mark and Tracie McGill – 51 Corlear Drive – 21.9-2-13.000 – RLI – lakefront retaining wall

The McGill application began discussion amongst the Board members about the necessity of site plan review of lakefront retaining walls in the overlay district by the PB since the applicant must appear in front of the ZBA as well. deMello feels it is redundant as the ZBA reviews the same criteria the PB does, however, Powell strongly disagrees and believes it is the PB's responsibility. Discussion ensued with Liebeck and Bardeen agreeing on the points of view of both members. An agreement couldn't be reached, so the matter is tabled for future discussion.

Mr. McGill presented the Board with the retaining wall site plan. This plan includes modifications from an engineer and is slightly different than the plan presented to the ZBA. This plan involves the removal of only one tree. The building material for the wall is ledgestone, which has a natural appearance. There will be steps through the wall to access the beach. The wall, ground level to maximum height, will be about 7' with 1' below ground level. The applicant stated they have lost about 1' of bank due to erosion. They presented their engineer's letter describing the project.* The Board reviewed the criteria of the site plan.*

Bardeen suggested the Board develop a criteria specific to retaining walls.

Bardeen inquired as to how the applicant plans to install and remove his dock. There is currently a dock there and they pull it out and leave it between the high water line and where the retaining wall will be. They are contemplating a ramp system.

(Bardeen/Liebeck) A motion was made, and seconded to approve the site plan as presented. All in favor and the motion carried.

The McGill application will continue with Public Hearing on November 15, 2016 at the ZBA meeting. APA approval will still be required.

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William and Kathryn Reinhardt – 3175 Essex Road – 40.6-1-16.000 – RR – boundary line adjustment

The applicants appeared without a processed application to apply for a boundary line adjustment with the adjacent property. Richard and Leanna DeNeale appeared as the owners of the adjacent property, 40.1-3-2.100. Since the Reinhardts appeared with the necessary maps and the DeNeales were present for their verbal consent, the Board could proceed with the review and Minor Division Criteria.*

(Feeley/Bardeen) A motion was made, and seconded, to accept the Minor Division, as requested, subject to the following conditions:

- 1. An application must be filed with the Code Enforcement Officer**
- 2. Maps of the transfer must be filed with the Code Enforcement Officer**

All in favor and the motion carried.

*All attachments available at Town Hall.

ADJOURNMENT:

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

Respectfully Submitted,

Laura Carson, Planning Board Secretary

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Sign Permit Criteria

Name: Ric Feeney	Application No. 2651	Date: 10/25/2016
Address: 3737 Main St	Zoning District: GB	

Description: Applicant requests a sign in the GB district. Size: approximately 8 square feet. The sign will be double sided.

Height must be 3 feet or lower for a sign on a corner lot so that visibility at an intersection is not impaired

No a corner lot.

Must be free-standing; may not be affixed to building or structure.

Complies

Not more than 200 feet from business activity or driveway entrance.

Complies

May not project more than 3 feet from the main wall or a building; may not project into a public way.

Complies

May not be more than 20 high; or if roof mounted, may not project above the roof line

Complies

No more than 2 signs permitted at one location.

This will be the only sign at the location

If only one sign at a location, it must be 40 square feet or less; when two signs are at a location, they each must be 30 square feet or less.

Complies

Special rules for shopping centers and strip malls (refer to Zoning Law §5.82-7).

Not applicable.

Luminous signs, other than neon, are allowed only in GB, HC-1, and M districts. Illuminated signs are allowed in GB, HC-1, HC-2, and M districts.

Complies

Signs with moving parts are allowed only in GB, HC-1, and HC-2 districts.

Complies

Signs may not use mirror or mirror-like finishes

Complies

Signs may not use day-glowing or other fluorescent paint or pigment.

Complies

Signs may not be affixed to trees, rocks, or other natural features.

Complies

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Sign Permit Criteria

Signs over 8 square feet are allowed only in GB, HC-1, HC-2, and M districts.

Sign location is in the GB district

Signs over 8 square feet may not be placed within 50 feet of a residential structure.

Complies.

Signs over 8 square feet must be at least 5 feet from a highway right of way and at least 10 feet from the edge of pavement.

Complies

Signs over 8 square feet must be designed to withstand 60 mile per hour winds.

Not applicable

Signs over 8 square feet must be constructed of natural materials and use earth tones and textures.

Not applicable

Other

Motion made by:

Motion seconded by:

Motion: Move to approve the sign permit.

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

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Site Plan Review Criteria

Name: George King, Terry Thomas	Application No.	Date: 10-25-2016
Address: 931 Reber Rd	Zoning District: LC-W	

Description: Applicant proposes to replace a hunting cabin on a 1.1 acre lot with a new hunting cabin. Size of the current cabin is 24 by 16 feet. The replacement cabin size will be 20 by 16 feet. The replacement cabin will be built on the footprint of the original cabin. 'Hunting Cabin' is a permitted use in the LC-W district but requires review by the Planning Board because it is in a resource management area (see article 17 of the Zoning Law). The Site Plan Review process is being used to conduct and document that review.

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

Plans are compatible with the area. There will be no lighting or signs. Cold Brook runs along the back of the property but the proposed development will have no impact.

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

No impact.

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

Off-street parking is adequate.

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

No impact

Adequacy of stormwater and drainage facilities.

No impact

Adequacy of water supply and sewage disposal facilities.

No electricity or public water. There is a well on site. A sanitary privy is planned and will replace an existing outhouse.

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.

Minimal disruption of vegetation is planned. Additional screening is not needed.

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

No fire hydrants. Reber Rd is open all year to vehicles.

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

No impact on ponding

Overall impact on the neighborhood including compatibility of design consideration.

Design is compatible with the neighborhood.

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Site Plan Review Criteria

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

No additional impact on environment. Not a historical site. Compatible with local land use. Not a culturally significant site.

Other

Motion made by: Bill Bardeen

Motion seconded by: Rob POWell

Motion: Move that the proposed plans 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. Gutters, drains, and/or gravel, or equivalent, under eaves is required to prevent soil erosion from rainwater running off the roof of the new structure.

Vote: All voted in favor and the motion passed unanimously

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Mark & Tracie McGill
51 Corlear Drive
Willsboro, NY 12996

RE: **McGill Retaining Wall**

To Whom It May Concern,

We are applying for the necessary permits and associated variances to construct a retaining wall along our shoreline at 51 Corlear Drive on Willsboro Bay in Willsboro, NY. As the attached pictures show, the erosion of our shoreline is significant it is threatening the stability of our home. Even though our bank is above the high-water mark, the flooding in the spring of 2011 caused significant erosion. Due to the slope of the property, and the location of the home within approximately 15ft of the bank, each rainfall is further eroding the bank and is posing an increasing threat to the house foundation.

After consulting with an environmental engineer, considering the potential impact to our home and weighing a variety of stabilization options, we are requesting permission to construct an engineered retaining wall using Redi-Rock LedgeStone. We've selected this product for its multi-colored and textured appearance to maintain the natural, aesthetic appeal of the shoreline. In addition to the LedgeStone, we are planning to supplement the existing vegetation with native plantings and incorporate existing rock on the shore at the base of our wall. Tree cutting will be required but minimal, with less than five trees potentially needing removal.

Attached to our application you can find pictures and drawings showing the LedgeStone block, site location and current shoreline condition.

Thank you for your consideration.

Sincerely,

Mark & Tracie McGill

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2657

TOWN OF WILLSBORO, NY

BUILDING PERMIT APPLICATION

Property Tax Map #: 155200 21.9-2-13.000

Permit #: _____

Property Owner: <u>Mark and Tracie McGill</u>		Phone(w): (____) _____
		Phone(h): <u>(518) 335-8025</u>
Address: <u>8 Duchess Path</u>	Town: <u>Clifton Park</u>	State: <u>NY</u> Zip: <u>12065</u>
Project site: <u>51 Corlear Road</u> Town: <u>Willsboro</u> State: <u>NY</u> Zip: <u>12996</u>		
Names, addresses, phone numbers for individuals listed below:		
Architect/Engineer:	General Contractor/Builder:	General Contractor/Builder:
_____	<u>Ken Silver, Silver III Construction</u>	_____
_____	<u>87 Turner Rd</u>	_____
_____	<u>Morrisonville, NY 12962</u>	_____
Worker's Compensation/Disability wages: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Policy #: _____		
Project includes:		Use and Occupancy Classification:
<input type="checkbox"/> New House/Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Mobile Home	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Retaining Wall
<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Masonry Chimney	<input type="checkbox"/> Demolition
<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Mfg. Chimney	<input type="checkbox"/> Relocation
<input type="checkbox"/> Storage/Utility Shed	<input type="checkbox"/> Solid Fuel	<input type="checkbox"/> Change of Use
<input type="checkbox"/> Repairs/Alterations	<input type="checkbox"/> Liquid/Gas Fuel	<input type="checkbox"/> Other
		<input type="checkbox"/> A - Assembly
		<input type="checkbox"/> B - Business
		<input type="checkbox"/> E - Educational
		<input type="checkbox"/> F - Factory/Industrial
		<input type="checkbox"/> H - High Hazard
		<input type="checkbox"/> I - Institutional
		<input type="checkbox"/> M - Mercantile
		<input type="checkbox"/> R - Residential
		<input type="checkbox"/> S - Storage
		<input checked="" type="checkbox"/> U - Utility/Misc
Zoning District: <u>RL1</u> Is the project in compliance with the Town of Willsboro Zoning Ordinance? <u>Yes</u>		
Is the site in a flood plain? <u>No</u> in a wetland? <u>No</u> under Adk. Park Agency jurisdiction? <u>Yes</u>		
Does the property have:		
<input checked="" type="checkbox"/> Public Water <input type="checkbox"/> New Private Well <input type="checkbox"/> Existing Private Well <input type="checkbox"/> Other?		
<input type="checkbox"/> Public Sewer <input type="checkbox"/> New Septic System <input checked="" type="checkbox"/> Existing Septic System		
Plans re: <input checked="" type="checkbox"/> attached/enclosed <input type="checkbox"/> shipped separately <input type="checkbox"/> not supplied. Plot plan attached: <input checked="" type="checkbox"/>		
Estimated cost of project: <u>\$20,000</u> Has any work on the project been started or completed? <u>No</u>		
Application Certification: <i>I hereby certify that I have read the instructions and examined the same to be true and correct. All provisions of laws and ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction. Nothing in this permit is intended to indicate that the Town of Willsboro has examined any covenants or restrictions which may be specifically applicable to the premises for which this permit is sought other than the Town of Willsboro Zoning Ordinance. The permit holder should seek advice from his or her attorney as to other covenants or restrictions that may affect his or her property.</i>		
Signature of Applicant/Authorized Agent: 		Date: <u>9/29/16</u>
Required fee: \$ _____ cash: _____ check #: _____ Make checks payable to: Town of Willsboro		
For Office Use:		
Applications for: <input type="checkbox"/> new address <input type="checkbox"/> Town water <input type="checkbox"/> Town sewer <input type="checkbox"/> Highway permit: <input type="checkbox"/> Town/Co./NYS DOT		
Notifications to: <input type="checkbox"/> Dig Safe <input type="checkbox"/> APA <input type="checkbox"/> NYSDEC <input type="checkbox"/> NYSDOH <input type="checkbox"/> NYSHPO		
Date Received: _____ Reviewed/Approved by: _____ CO or CC Issued: _____		

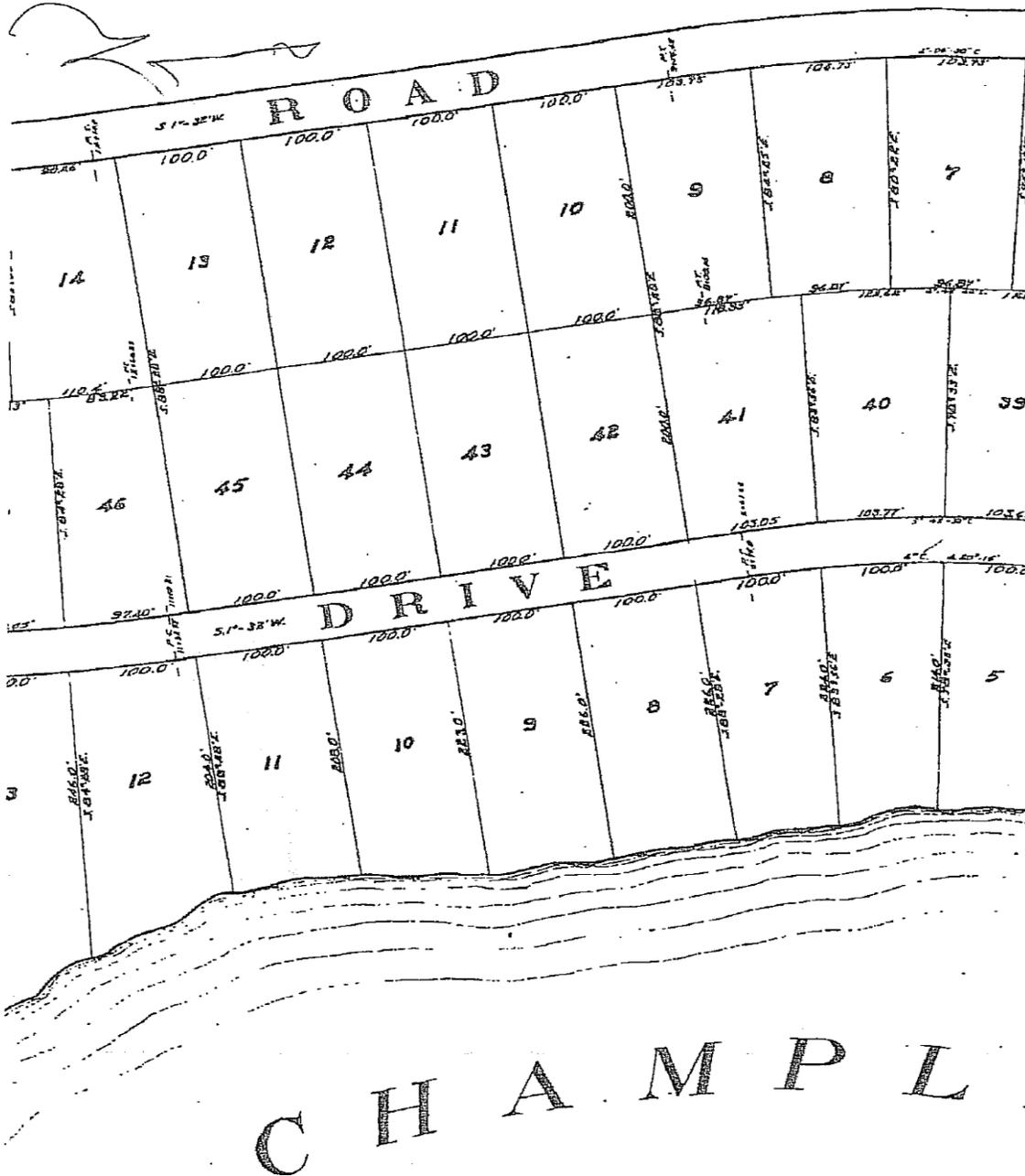
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From:Hanna Abstract, Inc

To:Liberty

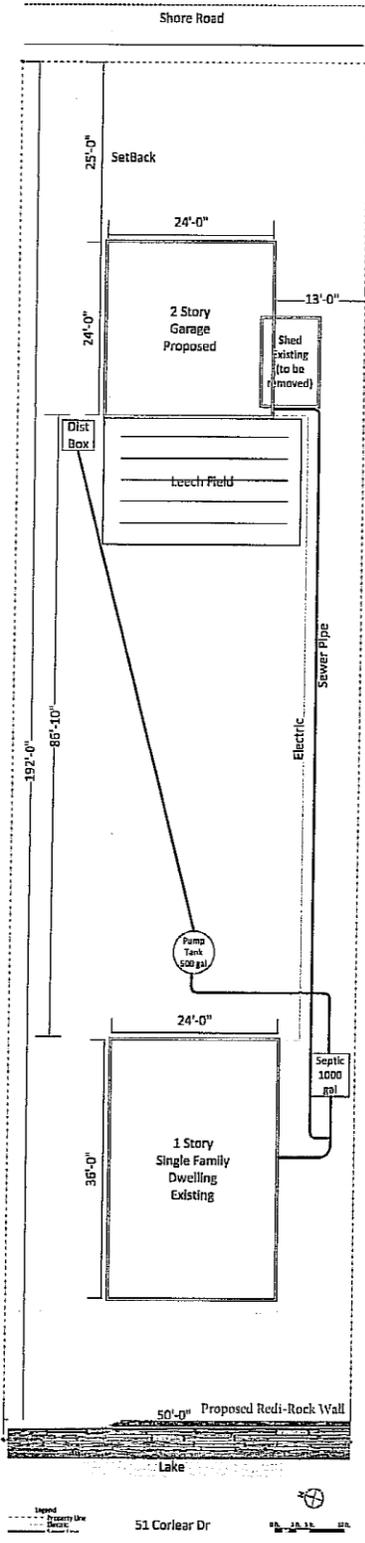
01/25/2013 15:13

#383 P.003/003



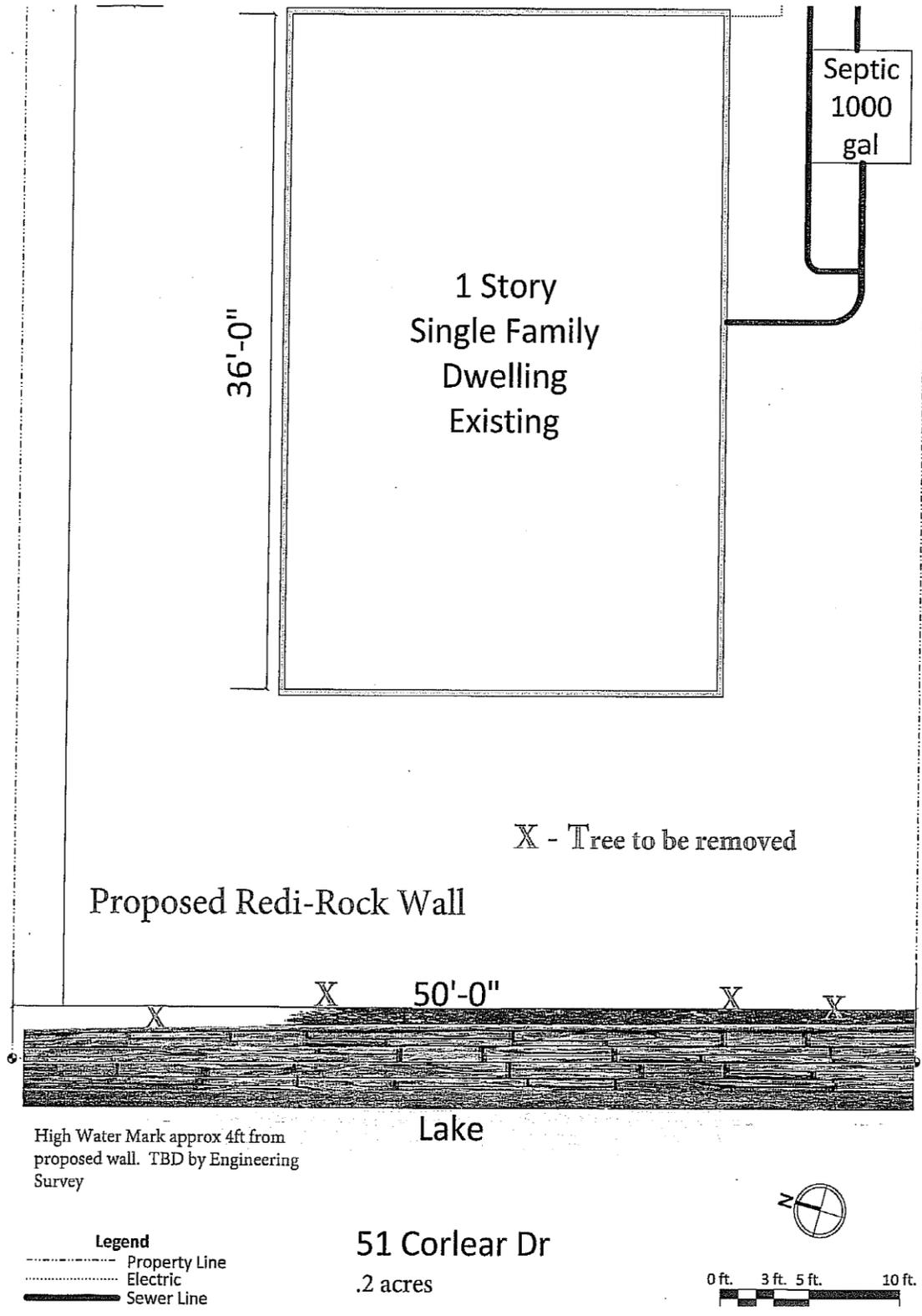
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Proposed Redi-Rock Wall

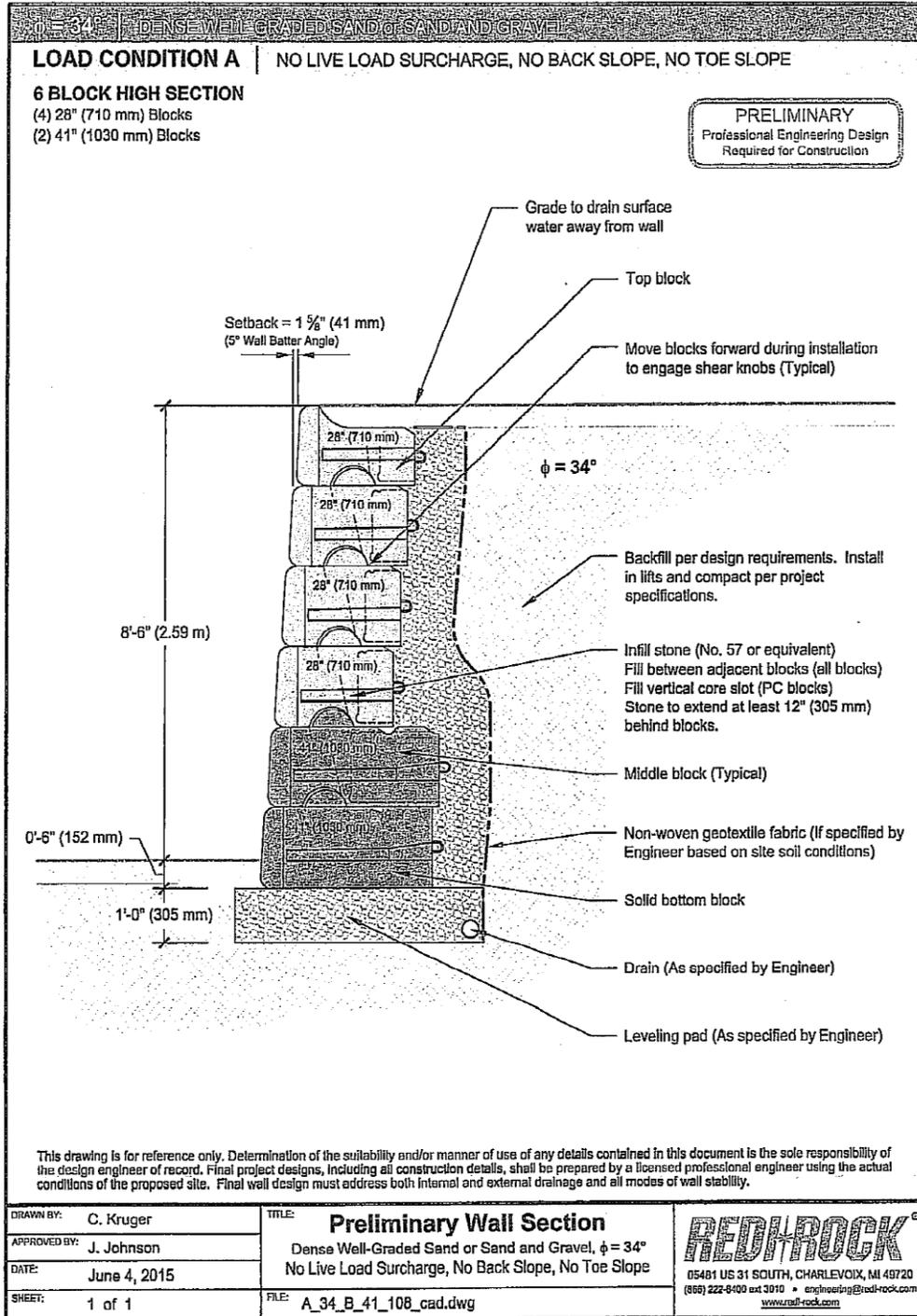
X - Tree to be removed

High Water Mark approx 4ft from proposed wall. TBD by Engineering Survey

51 Corlear Dr
.2 acres

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Site Plan Review Criteria

Name: McGill	Application No. ????	Date:10/25/2016
Address: 51 Corlear Dr	Zoning District: RL-1	

Description: Applicant seeks to build a retaining wall to prevent erosion of the shoreline. The use of architectural concrete blocks is proposed.

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

The retaining wall will be consistent in appearance with other retaining walls.

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

No impact

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

Not applicable

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

No impact

Adequacy of stormwater and drainage facilities.

Beneficial impact of preventing erosion of soil and soil entering the lake.

Adequacy of water supply and sewage disposal facilities.

Not applicable

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.

Minimal disruption of vegetation is planned. Additional screening is not required.

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

No impact

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

No impact on ponding

Overall impact on the neighborhood including compatibility of design consideration.

Design is compatible with the neighborhood

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

Beneficial impact on the environment by prevention the erosion of soil into the lake. Not a historic site. Compatible with local land use. Not a culturally significant site.

Other

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Site Plan Review Criteria

Motion made by: Bill Bardeen

Motion seconded by: Jim Liebeck

Motion: Move to approve the site plans as presented.

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

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Minor Division (Boundary Line Adjustment) Criteria

Name: Reinhardt	Application No. ????	Date 10/25/2016
Address: 3175 Essex Rd	Zoning District: RR	

Description: Applicant proposes to adjust the boundary between lots 40.6-1-16.000 (Reinhardt) and 40.1-3-2.100 (DeNeale). Approximately 6 acres are to be transferred from Reinhardt to DeNeale. Land to be transferred is in the RR district. Portions of each lot are in the RL-3 district but those portions are not impacted by the boundary adjustment. Minimum lot size in the RR district is 350,000 sqft (8.03 acres). Before the transfer, the Reinhardt lot size is 56 acres and the DeNeale lot size is 200 acres.

Richard and Kathryn Reinhardt were present at the Planning Board meeting and gave their verbal consent to the adjustment. Richard and Leanna DeNeale were present at the Planning Board meeting and gave their verbal consent to the adjustment.

The Reinhardts had prepared an application but it was not filed with the Code Enforcement Officer. The application could not be found at the time of the Planning Board meeting. However, apart from the application, the Reinhardts were prepared with maps sufficient for the Planning Board to make a determination. Reinhardts presented those maps to the Planning Board for review.

Not adversely affect the development of the community

There is a positive impact since the transfer will accommodate a public hiking trail.

Not cause a nonconforming building, use, or lot to become more nonconforming (in which case a variance must first be issued by the Zoning Board of Appeals).

All lots conform to area requirements both before and after the transfer.

No new building lot is created.

2 lots before and after the adjustment. No new lots are created.

Does not adversely affect the remainder of the parcel

There is no impact, either positive or negative, on the remainder of the parcel

Does not adversely affect adjoining property.

There is no impact, either positive or negative, on the adjoining properties.

Does not conflict with provisions of the Town's land use plan or zoning regulations.

There is no known conflict with the current Zoning Law.

Other:

Motion made by: Wayne Feeley

Motion seconded by: Bill Bardeen

Motion: Move to accept the Minor Division as requested subject to the following conditions:

1. An application must be filed with the Code Enforcement Officer
2. Maps of the transfer must be filed with the Code Enforcement Officer

Vote: All voted in favor and the motion passed.