



## TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

---

### MINUTES PLANNING BOARD MEETING DATE: May 18<sup>th</sup> 2020 at 6:00 PM LOCATION: Willsboro Town Hall

**Present:** Chairman: Robert Powell Board Members: John Sucharzewski, Chauntel Gilliland, Gina Minessale, Brian King, Gregory Gordon, Laura Steenburg, Andre Klein, Alternate: Terry Pulsifer (CEO).

**Members of the Public:** Brody Smith, William Martin, Emilee Cook,

Chairman Robert Powell called the meeting to order at 6:00 pm

Chairman Robert Powell put out a special thanks to Wayne Feeley and James Lebeck for all their dedication to the Planning Board. Also a welcome aboard to four new members, Brian King, Gina Minessale, Chauntel Gilliland, and Laura Steenburg.

#### MINUTES:

The February 2020 minutes were approved as presented.

**(Gordon/King)** A motion was made by Gordon and seconded to approve the February 25<sup>th</sup> 2020 minutes. All in favor and motion carried.

**OLD BUSINESS: No Old Business**

#### NEW BUSINESS:

##### --Jointa Lime CO—3564 Essex Road—31.13-4-9.000—HC-1—New Sign

Powell stated that Jointa Lime CO is applying for a ~~new~~ sign. He referred the Board to page 46 section 5.80 Signs and Regulations for the Town Zoning Laws. He stated that the board would like to have the applicant show ~~them~~ where they would like the sign rather than have the board tell them where to put it. With this application Powell states that the placement would want to be cognizant of oncoming traffic so there will be a clear sight line. Ms. Cook from AJ Signs representing Jointa Lime, asked if there were any questions for her in regards to the sign.

Gordon asked which district the parcel is in, HC-1 or RL-3. It was determined that the sign will be located in HC-1. Gordon stated the application shows no height or location, He also asked where the sign will be and the height. Ms. Cook stated she provided a proof and a picture of the location they were thinking about putting the sign. She stated that the sign will be about 8-foot high and 6 feet wide. Gordon questioned what is the actual square footage of the actual sign as he could not find that on the application. Ms. Cook stated that the sign is 24 square feet. Gordon stated that where the x is for the proposed location currently has very large stones there and if you move the sign back off the road it will be below grade level by the driveway. Gordon stated that the sign needs to withstand in climate weather and wind conditions to 60 mph. Ms. Cook stated that on the application it states the materials will be laminated print on luster board, it should withstand winds. Gordon stated that the signposts have no dimensions, all it says is post with sleeves and caps. Ms. Cook stated the posts are two 2x4 posts that are put into the ground with sleeves and caps over them.

Gilliland questioned if this is residential or commercial, Gordon stated that it is HC-1, Gilliland replied so the sign can be over 8 square feet. Gordon replied that yes it can be but it must fall under the requirements. Powell suggested that the applicant properly fill out the application and bring it to the next meeting. Ms. Cook stated that their main concern for sign placement is the safety. Ms. Cook asked if they can get all the information together for review and not have to wait another month. Gordon stated his only concern is the line of sight. Gilliland questioned the zoning code and the

wording of using natural earthy tones and if that would have an effect. Sucharzewski stated he would be satisfied with a resubmission of the application to the specification and then have Terry follow through with the application and make sure it follows the regulations. He doesn't believe the application should have to wait.

**(Gordon/Sucharzewski) A motion was made by Gordon to approve the construction of the New Sign pending a revised application with more detail on the construction of the sign and that they meet all the regulations, setback set forth by the town zoning, that is meets the line of sight concerns and seconded. All in favor and the motion carried.**

**--The Nature Conservancy—31.13-4-7.200—GB—New Sign**

Powell briefed the board on The Nature Conservancy new sign. He stated they are looking to put a new sign in the same spot as the old IGA sign and it meets our size standards. Powell stated that sign is 58"x36" and there will be a new sign on the kiosk in the back will have a new sign that is 2x1. Mr. Martin, representing The Nature Conservancy, stated that they will also relocate the sign on South Library Street that is 9 square feet, that was previously approved, to the parking area by the IGA lot. Gordon asked for some clarification on application and where the new signs are going and which sign will be where. Mr. Martin helped in following the application. Gordon stated that anything over 8 square feet needed to meet the regulations. Gordon stated his concerns are the letter of agreement with Makeboro to use the parking lot. Mr. Martin stated that yes, they have a deeded right of way and his other concern with the 58" x 36" sign is the right of way. He stated that the sign as proposed at 8-foot high would have a line of sight of issue. Gordon suggested moving the sign up to 10 feet giving 7 feet underneath the sign which would give a good line of sight. Mr. Martin agreed to move the sign for a good line of sight. Powell questioned if there is a height restriction in the GB district. Gordon stated the height can't be over 20 feet.

**(Gordon/King) A motion was made by Gordon to approve the new sign of 58"x36" at 10 feet to the top of the sign for a 7-foot clearance and meet all requirement from the town zoning, DEC, APA, and the town CEO and seconded. All in favor and the motion carried.**

**--Jointa Lime Co—3564 Essex Road—31.13-4-9.000—HC-1—Amendment to Special Use Permit**

Powell briefed the board on the Jointa Lime amendment to the Special Use Permit. He stated that Jointa Lime CO is looking to open the quarry at 6 am or 7 am instead of the current 8 am. Mr. Smith, representing Jointa Lime Co stated that Jointa Lime Co holds a special use permit that allows them to operate in the Town of Willsboro. Mr. Smith stated that right now the company is allowed to open the mine at 8 am-5pm Monday – Friday and 8 am-1 pm on Saturday. Because of the nature of the industry, they deal with contractors and a lot of government agencies to provide materials for construction sites. He stated 8 am is a pretty late start for these types of businesses.

Powell stated they have twice been before the board, why is this being brought up now? Mr. Smith stated that Jointa Lime has been up and running for a little while now and based on the activity and the need of the costumers, they would like the hour adjustment. Sucharzewski stated that with his experience (6 years) in managing businesses like this one , it is very unrealistic to start scaling trucks out at 8 am. With being so remote in Willsboro most companies would not be on their job site until 8:30 or even later. He stated that in his opinion this request is not out of the ordinary and is very justified.

Steenburg questioned if any blasting goes along with this. Mr. Smith stated the special used permit and DEC does permit blasting. Powell stated that when they came before the Planning Board about the blasting the Board asked that neighbors be notified when blasting will occur and that the 80-foot cliff on the quarry that it be tiered, he asked if these are being done. Powell also stated that the Planning Board also asked to be included on the decision making with DEC. Mr. Smith stated that the meeting with the Planning Board was in May when the special use permit was adjusted, two weeks after Mr. Mckenna (previous owner) submitted the application to the DEC to allow for blasting. The DEC held onto the application for a month, the permit was issued July 24. Mr. Smith informed the board on the DEC process, he stated they send lead agency letters to the municipality saying they have to do SEQR and if the municipality has any question or concerns. He stated that there is not always an in-person meeting.

Gordon questioned why are they now asking for a change in the permit when they operated all year on the current permit times, he also questioned the definition of mine to operate, what kind of operations will be going on at 7 am? Mr. Smith stated that the feed back that Jointa Lime has received from costumers was they are not open early enough and it is an inconvenience, he stated that this is the reaction to the feedback from the last year. He also said that the

activities would include employees coming and preparing for trucks to be loaded. Gordon stated that if this gets moved to 7 am ~~that~~ nothing should be started until 7 am. There was a small discussion about the DEC Mining website. Sucharzewski stated that the language should be that the production of material is what should not start until 8 am. Gilliland questioned the density of traffic. Mr. Smith stated that per day it is about 70 trips.

**(Powell/Gordon) A motion was made by Powell to approve the change of hours to 7 am-5 pm Monday- Friday. Saturday hours will remain 8 am-1 pm with the requirement that all operations *except* production of material will remain starting at 8 am and Seconded. All in favor and the motion carried.**

**PUBLIC HEARING: No Public Hearing**

**ADJOURNMENT:** Meeting was adjourned at 7:25 pm.

**(Gordon/King) A motion was made by Gordon and seconded, to close the meeting. All in favor and the motion carried.**

Respectfully Submitted

Codia Crandall  
Secretary for Planning and Zoning Board

## DECISION FORM:

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	May 18 <sup>th</sup> 2020
<b>APPLICATION NUMBER:</b>	2020-35P
<b>NAME:</b>	Jointa Lime Co
<b>PROJECT ADDRESS:</b>	3564 Essex Road
<b>TAX MAP NUMBER:</b>	31.13-4-9.000
<b>REQUEST FOR APPLICATION FOR:</b>	New Sign Construction

<b>PROPOSED MOTION:</b>	A motion was made to approve the construction of the New Sign pending a revised application with more detail on the construction of the sign and that they meet all the regulations, setback set forth by the town zoning, that is meets the line of sight concerns.		
<b>MOTION MADE BY:</b>	Gregory Gordon		
<b>MOTION SECONDED BY:</b>	John Sucharzewski		
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>
	Robert Powell	X	
	John Sucharzewski	X	
	Chauntel Gilliland	X	
	Laura Steenburg	X	
	Gina Minessale	X	
	Gregory Gordon	X	
	Brian King	X	
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>			

## DECISION FORM:

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	May 18 <sup>th</sup> 2020
<b>APPLICATION NUMBER:</b>	2020-34P
<b>NAME:</b>	The Nature Conservancy
<b>PROJECT ADDRESS:</b>	
<b>TAX MAP NUMBER:</b>	31.13-4-7.200
<b>REQUEST FOR APPLICATION FOR:</b>	New Sign Construction

<b>PROPOSED MOTION:</b>	A motion was made to approve the new sign of 58"x36" at 10 feet to the top of the sign for a 7-foot clearance and meet all requirement from the town zoning, DEC, APA, and the town CEO.		
<b>MOTION MADE BY:</b>	Gregory Gordon		
<b>MOTION SECONDED BY:</b>	Brian King		
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>
	Robert Powell	X	
	John Sucharzewski	X	
	Chauntel Gilliland	X	
	Laura Steenburg	X	
	Gina Minessale	X	
	Gregory Gordon	X	
	Brian King	X	
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>			

**DECISION FORM:**

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	May 18 <sup>th</sup> 2020
<b>APPLICATION NUMBER:</b>	2020-36P
<b>NAME:</b>	Jointa Lime Co
<b>PROJECT ADDRESS:</b>	3564 Essex Road
<b>TAX MAP NUMBER:</b>	31.13-4-9.000
<b>REQUEST FOR APPLICATION FOR:</b>	Amendment to Special Use Permit

<b>PROPOSED MOTION:</b>	<b>A motion was made to approve the change of hours to 7 am-5 pm Monday- Friday. Saturday hours will remain 8 am-1 pm with the requirement that all operations <i>except</i> production of material will remain starting at 8 am</b>		
<b>MOTION MADE BY:</b>	Robert Powell		
<b>MOTION SECONDED BY:</b>	Gregory Gordon		
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>
	Robert Powell	X	
	John Sucharzewski	X	
	Chauntel Gilliland	X	
	Laura Steenburg	X	
	Gina Minessale	X	
	Gregory Gordon	X	
	Brian King	X	
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>			

