



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES PLANNING BOARD MEETING DATE: March 27th, 2018 at 7:00 PM LOCATION: Willsboro Town Hall

Present: Chairman, William Bardeen Board Members: Tess Grubb, Robert Powell, Douglas Rock
Excused: John Sucharzewski, James Leibeck, Wayne Feeley
Member of the Public: Kevin Hall

Chairman Bardeen called the meeting to order at 7:00 pm

MINUTES: Bardeen called for a motion to approve the February 2018 minutes. Powell seconded. All in favor and motion carried.

PUBLIC HEARING: NO PUBLIC HEARING

OLD BUSINESS: NO OLD BUSINESS

NEW BUSINESS:

Cornell University c/o Kevin Hall—74 Dugan Way—31.5-1-11.000, 31.6-1-4.000, 31.6-1-2.100—RL-5—Minor Division

Mr. Hall briefed the board about the Cornell minor division. He stated that Cornell has 3 tax map parcels, they are proposing to sell everything east of the new division making one of the new parcels 12.4 acres, going from 3 tax map parcels down to 2. The boundary line will be 200 feet from the wet land, which Hall believes will make this non-jurisdictional with the APA. Doug stated they should apply for a jurisdictional determination, Hall replied with he as already done that. This newly created 12.4-acre parcel will be accessed through Dugan way and has an existing cottage on it. The college stated that it is surplus property and they are going to sell it and there is no other plans for the rest of the property. Grubb asked about the amount of building rights that the new parcel will have.

(Powell/Grubb) A motion was made to approve the minor division pending the clearance of the APA for the Cornell property. Powell made the motion, Grubb seconded. All in favor, motion carried.

Frank & Shari Milne—48 Corlear Drive—21.9-14-14.200—RI-1—Minor Subdivision

Hall briefed the board about the Milne minor subdivision. He stated that this was previously a 5-acre lot set up by Bob Lilly in 2004. The test pit was set up by Mark Buckley and the results are on the Survey map. This is for the original 5-acre lot. The Milne's purchased this property from Bob Lilly, they have since put in a driveway, now they are ready to divide the property into a 4-acre piece and a 1-acre piece then sell the 4-acre piece.

(Bardeen/Grubb) A motion was made to approve the minor subdivision into a 2-parcel lot, a 1-acre lot and the 4-acre lot in accordance to Kevin Halls drawings. Bardeen made the motion, Grubb seconded. All in favor, motion carried.

Discussion:

Bardeen stated he received a letter from Ed Hatch's attorneys Whitson and Tansey requesting that we consider long standing convents in connection with any request for subdivision on land that was located in the original Hatch Brother's Inc subdivision. Bardeen stated he received a letter from Doug which stated it is not our job to police convents. The board is going to further look into this letter.

ADJOURNMENT:

Chairman Bardeen called for a motion to adjourn the meeting at 7:34 pm.

Respectfully Submitted

Codia Crandall
Secretary for Planning and Zoning Board

DECISION FORM:

BOARD:	Planning Board
DATE:	March 27 th 2018
APPLICATION NUMBER:	2824
NAME:	Cornell University c/o Kevin Hall
PROJECT ADDRESS:	74 Dugan Way
TAX MAP NUMBER:	31.5-1-11.000& 31.6-1-2.100 &31.6-1-4.000
REQUEST FOR APPLICATION FOR:	Minor Division

PROPOSED MOTION:	A motion was made to approve the minor division pending the clearance of the APA for the Cornell property.		
MOTION MADE BY:	Robert Powell		
MOTION SECONDED BY:	Tess Grubb		
MEMBER VOTE:	MEMBER NAME:	YES	NO
	Chairman, William Bardeen	x	
	Vice Chair, Robert Powell	x	
	John Sucharzewski	ABSENT	
	James Leibeck	ABSENT	
	Tess Grubb	x	
	Wayne Feeley	ABSENT	
SIGNATURE OF PLANNING CHAIRMAN:			

DECISION FORM:

BOARD:	Planning Board
DATE:	March 27 th 2018
APPLICATION NUMBER:	2823
NAME:	Frank & Shari Milne
PROJECT ADDRESS:	48 Corlear Drive
TAX MAP NUMBER:	21.9-14-14.200
REQUEST FOR APPLICATION FOR:	Minor Subdivision

PROPOSED MOTION:	A motion was made to approve the minor subdivision into a 2 parcel lot, a 1-acre lot and the 4-acre lot in accordance to Kevin Halls drawings.		
MOTION MADE BY:	William Bardeen		
MOTION SECONDED BY:	Tess Grubb		
MEMBER VOTE:	MEMBER NAME:	YES	NO
	Chairman, William Bardeen	x	
	Vice Chair, Robert Powell	x	
	John Sucharzewski	ABSENT	
	James Leibeck	ABSENT	
	Tess Grubb	x	
	Wayne Feeley	ABSENT	
SIGNATURE OF PLANNING CHAIRMAN:			

