



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES PLANNING BOARD MEETING DATE: July 25th, 2017 at 7:00 PM LOCATION: Willsboro Town Hall

Present: Chairman, William Bardeen Board Members: Tess Grubb, John Sucharzewski, Robert Powell, Wayne Feeley, James Leibeck

Member of the Public: Douglas Rock(Codes Enforcement Officer), Josh Palmer, Sean Kullman, Sam Blanchard

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

MINUTES:

Bardeen called for a motion to approve the June 2017 Planning Board Meeting Minutes. Bardeen moved. All in favor and motion carried.

PUBLIC HEARING: No Public Hearing

NEW BUSINESS:

--Josh Palmer—34 Dane Lane—30.8-1-11.002—RM-3—Subdivision

Doug briefed the board about the Palmer subdivisions; he stated that he owns a residence on 34 Dane Lane in the RM-3 district. He is looking to divide his property, with one lot being 1.27 acres and the other 1.75 acres which is well over 15 thousand square foot. Both lots are well over the minimum lot sizes. Doug stated this is good land that would be good for development. Well within what the zoning law will allow. Bardeen adds that the whole property is backed by the railway and in the front is the road. There are very limited residences on that road. Both of the lots will be conforming to the zoning laws. Grubb asked if the special use permit was denied would you still want the minor subdivision. Palmer will want the minor subdivision no matter the decision on the storage units.

(Powell/Sucharzewski) A motion was made to approve the minor subdivision. Powell moved the motion, Sucharzewski seconded. All in favor, motion carried.

--Josh Palmer—34 Dane Lane—30.8-1-11.002—RM-3—Special Use Permit Commercial

In addition to the subdivision but not related to the subdivision; he would like the subdivision regardless, Mr. Palmer submitted a commercial Special Use Permit application on the smaller of the 2 parcels for commercial storage units. There is already a drive way off of Dane Lane to this property; this is a residential area, bounded by the CP Rail Railroad on one side with one other neighbor next to the proposed storage units. Bardeen asked how many storage units there would be

and also if there is a demand for this business. Josh replied that there will be 1 total building with 16 units and he believes there is a demand for this as the Doty's storage is always full and there seems to be a waiting list. Grubb had questions in respect to what is in the zoning codes for the RM-3 district. She stated that in the RM-3 district the zoning law identifies retail stores and shops for special use permits. Doug stated that the storage units would classify as lower intensity use than the retail stores and shops. Bardeen stated he feels that based on the review of the area a storage unit facility which may be needed in the community would fit nicely in that neighborhood as long as none of the neighbors are violently against it. Powell stated that initially when he saw the plan on paper he thought it would be a great idea but when he drove down Dane Lane, he noticed it is a residential neighborhood. He ran into the neighbor, Michael, from across the road. Michael stated his disapproval of the storage idea. Powell also stated his concerns that if he lived across the road he would not like to wake up to see storage sheds. Sucharzewski added he doesn't think that just because some neighbors disapprove that it should prevent the approval of the storage units. Leibeck mentioned that currently the Palmers have a shrubbery line and they could put up more to block the view of the storage units from his neighbors. Palmer stated that he put the building towards the property line closest to the railroad tracks and further away from the neighbor's home. He also stated that he would be willing to be accommodating to the neighbor's directly next to the storage units. He would put up cedar hedges so when they looked out of their homes they would see the hedges not the storage building. Bardeen mentioned that in the zoning law book under special use RM-3 district it shows retail stores and shops but also shows an explanation of office use, professional and business on page 32. Bardeen stated this would be a business. Palmer would be accommodating to neighbors by making the units operational in the day time hours only. There was a small discussion about how to advertise and signage.

(Powell/Feeley) A motion was made to accept the Special Use Permit application and move to a public hearing on September 26th 2017. Powell moved the motion, Feeley seconded. All in favor, motion carried.

--Robinson—134 Sabousin Drive---11.13-1-40.000—RL-1—Site Plan Review Residence

Doug briefly spoke about the Robinson case, he stated they are proposing a rebuild of their existing camp on Sabousin at the end of the point. They will be moving the home back behind the shoreline set back and above the flood elevation. Doug believes this is a positive impact project which creates a conforming lot in a largely non conforming setting. He does not foresee them needing a variance and that it would be a huge improvement from an assessment and planning perspective. Powell stated that he really liked that the septic will be updated and reengineered. Grubb recommended that the owners look into flood insurance even though they are above flood elevation. Bardeen pointed out that in the drawings he thinks the deck is awfully small and they are going to want it to be bigger! Leibeck suggested that the house should be moved even further from the water. Mr. Kullman stated that the Robinsons have put many years of thought into this project and are very confident it is just what they want. A site plan will be conducted before the next meeting. Mr. Kullman asked if the demolition of the existing cabin could be started before the next meeting, Grubb stated that because of the moving of one part of the building that it would have to wait until the next meeting. Doug stated that because this is a positive project for the area with no clear reasons for objections or denials. Getting a demolition permit before the meeting would be ok with him. Powell doesn't see any way that this could be denied. Doug is very comfortable with issuing the demolition permit before the site plan review. Kullman stated they would like to start pouring the foundation within the first week in September. Bardeen stated his concerns with the risk of site plan review raising issues but would support it if the CEO issues the permit. Sucharzewski stated that the

demolitions could start before the August meeting but the preparation for the foundation should wait until the site plan review is conducted and the decisions is made at the August meeting. Kullman asks for the scope of requirements for the site plan review, Doug will provide the site plan review criteria. Bardeen stated this is the first tear down/rebuild since the site plan review process was begun. Leibeck mentioned this is one of the best plans the board has seen and that he wants to stress the importance of the lake exposure and the increasing floods. Kullman would like recommendations on what the elevation should be or what should be done and the board suggested that they move it a little further from the water.

(Rock/Powell) A motion was made to accept the application and move the final approval to the August meeting after the site plan review is completed by the site plan review committee and a demolition permit is issued. Rock moved the motion, Powell seconded. All in favor, motion carried.

--Ellison—657 Corlear Drive –11.13-1-39.000—RL-1—Site Plan Review Garage

Doug explained that this site plan is an application for a garage with residential space above it. The Ellison's are requesting to build a garage 46'x26' with a living space above it. The idea of the build is to have an energy efficient unit to use instead of the existing camp in the winter months. By adding this new garage and living space above with its own waste water system much further away from the road it makes the property more useful. Doug supports the project. This will be a year round dwelling unit with a garage under it. This will be a 2 bedroom apartment with a living room, bathroom, kitchen, and a washer and dryer. Bardeen questioned if they have the proposed elevations and what kind of existing septic the property has. Sam answered with no he does not have the elevations and also has no information on the septic. Bardeen also asked which way the garage is going to open. It will open from the south side. Doug stated that this cannot be approved as 2 residences on the same property. One will have to be a guest house. Sucharzewski stated that the guest house would need to be 50% or less of the primary structure. Powell, Grub and Leibeck conducted the site plan review. See the attached site plan review criteria form. Sam stated that he is well aware of the storm water runoff and it will be addressed. Sucharzewski suggested that the camps septic be connected to the new system and he would also like to see the designs of the buildings. Bardeen stated that the site plan review has been conducted and the issues are the storm water runoff, the septic, the existing septic, and the lack of elevations Bardeen suggest that the issues be brought up to the property owners. He still is unsure if this is being described as an accessory building or a new main camp. Sucharzewski reminded the board that the only way that the board can approve this is if the square footage of the floor space is less than half of the existing camp. Then it could be classified as a guest cottage but they could go ask for a variance from the Zoning board of Appeals.

--Esposito—45 Mill Street—31.9-3-18.000—LC-R—Sign Permit

Doug stated they have an application from Patrick Esposito, who owns the old Ashline Fruit Company and sell furniture out of this building. This property fronts both Mill Lane and Route 22 just south past the farmers market. He would like the sign so people would know where his business is, the sign needs to be no more than 200 feet from the building but it is more than 400 feet from the building. This application does not fit this rule. The sign is also 4'x4' which is 16 sq. ft which is much greater than the required maximum 8 sq. foot.

(Rock/Bardeen) A motion was made to deny the applicant due to the size of the sign being greater than 8 sq. ft. and the sign is greater than 200 feet from the building. Rock made the motion, Bardeen seconded. All in favor, motion carried.

OLD BUSINESS: No Old Business

BOARD DISCUSSION: Powell mentions that the writing of a letter to the Town Board about the Spooner building has been put off to allow someone a chance to acquire the property and renovate it.

ADJOURNMENT:

Chairman Bardeen called for a motion to adjourn the meeting at 8:43 pm

Attached site plan criteria form

Respectfully Submitted

Codia Crandall
Secretary for Planning and Zoning Board