



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES PLANNING BOARD MEETING DATE: September 25th, 2018 at 7:00 PM LOCATION: Willsboro Town Hall

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

Absent: Tess Grubb

Member of the Public: Pete Naboka, Daniel Belzile, Brian Burke

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

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

PUBLIC HEARING: NO PUBLIC HEARING

OLD BUSINESS:

--Pamela Gittler—36 Club Drive—21.10-1-30.291—RL-1—20 x 20 Garage and 20 x 20 Driveway

Bardeen stated that this is a unique situation due to the Gittler property having 2 front yards. The Gittler case has received a variance for the 10 feet they needed. Powell visited the site and conducted a site plan review. The board discussed the findings of the site plan review. Attached are the site plan review design considerations. The only question that was brought up at the last meeting was in regards to the driveway. Powell states from the minutes and note of the ZBA meeting you are allowed 15% lot coverage which would be 2,613 sq. ft, when including the garage the lot coverage of the Gittler property is 1,688, so even if the driveway was included they are still under the maximum lot coverage. Powell asked if there was a plan to have water in the garage. Naboka stated that there will be no water in the garage.

(Powell/Leibeck) A motion was made to approve the site plan for a 20 x 20 garage and a 20 x 20 driveway with the condition that the garage will not have water hooked up. Powell made the motion, Leibeck seconded. All in favor, motion carried.

NEW BUSINESS:

--David Martin—4308 NYS RTE 22—20.4-1-8.130—LC-W—New Home Construction

Belzile stated that where the new construction is located is on ledge, the view is about 90% view of Willsboro point. Bardeen stated that one thing the board is looking at is the view shed and what you can see looking from the lake. Belzile stated that from the ledge is a beautiful viewing spot but the actual proposed house site it is pushed back behind the trees so not much will be seen from the lake if any. Belzile also stated that the

whole property has been engineered, Mark Buckley did a perk test and deep hole test, and a well driller has come in and looked for water and everything looks good. Burke stated that the house will be 2 stories, it will be 26 x 40 plan, it is a very simple plan. Belzile stated that the land has been surveyed and they have also completed the steps with the APA.

Chairman Bardeen advised the board he will no longer be participation on the board due to his health and no being able to do the work to the best of his ability any more.

ADJOURNMENT:

Feeley called for a motion to adjourn the meeting at 7:13 pm. Leibeck Seconded. All in favor, motion carried.

Respectfully Submitted

Codia Crandall
Secretary for Planning and Zoning Board

Site Plan Review - Design Considerations

Name: Gittler

Application No. 2018-6V

Date: 9/22/18

1. Location, arrangement, size, design, and general site compatibility of buildings, lighting, and signs. Acceptable
2. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls. N/A
3. Location, arrangement, appearance and sufficiency of off-street parking and loading. N/A
4. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience. N/A
5. Adequacy of stormwater and drainage facilities. Acceptable
6. Adequacy of water supply and sewage disposal facilities. Acceptable
7. 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. Acceptable
8. Adequacy of fire lanes and other emergency zones and to provision of fire hydrants. N/A
9. Special attention to the adequacy and impact of structures, roadways, and landscaping in areas susceptible to ponding, flooding, and/or erosion. Acceptable
10. Overall impact on the neighborhood including compatibility of design consideration. Acceptable
11. Impact on the natural environment, historical site significance, predominant local land use, cultural significance, and dominant architectural style. Acceptable

From ZBA: 15% of lot coverage = 2,613 sq. ft. Including Garage = 1,688 sq. ft. 22' x 40' drive = 880 sq. ft.

Plan does not state if garage will have water.

DECISION FORM:

BOARD:	Planning Board
DATE:	September 25 th 2018
APPLICATION NUMBER:	2018-6V
NAME:	Pamela Gittler
PROJECT ADDRESS:	36 Club Drive
TAX MAP NUMBER:	21.10-1-30.291
REQUEST FOR APPLICATION FOR:	New 20 x 20 foot Garage and a 20 x 20 foot driveway

PROPOSED MOTION:	A motion was made to approve the site plan for a 20 x 20 garage and a 20 x 20 driveway with the condition that the garage will not have water hooked up. Powell made the motion, Leibeck seconded. All in favor, motion carried.		
MOTION MADE BY:	Robert Powell		
MOTION SECONDED BY:	James Leibeck		
MEMBER VOTE:	MEMBER NAME:	YES	NO
	Chairman, William Bardeen	X	
	Robert Powell	X	
	John Sucharzewski	X	
	James Leibeck	X	
	Tess Grubb	Absent	
	Wayne Feeley	X	
SIGNATURE OF PLANNING CHAIRMAN:			