



TOWN OF WILLSBORO

5 FARRELL ROAD WILLSBORO, NY 12996

518-963-8668

Draft Minutes
Planning Board Meeting
Date: April 25, 2023
Location: Willsboro Town Hall

Present: Chairman- Gregory Gordon; **Board Members-** Chauntel Gilliland, Andre Klein, Brian King, Tom Dwyer, Dereck Crowningshield **Absent:** John Sucharzewski, Gina Minessale

Members of the Public: Kevin Haul, Scott Moran

-Chairman Gregory Gordon called the meeting to order at 6:00 p.m. and welcomed the public in attendance. Gordon informs the public where the emergency exits are, that restrooms are available and their location, asks everyone to please silence their cell phones, and reminds anyone speaking to state their name so that we know which project they are speaking for.

Minutes: Gordon said he has a few corrections to the March 28, 2023 meeting minutes. On page two in the correspondence, it was from the APA not the Town of Willsboro, LCR should be LC-R, and a space between going and to. Andre Klein added that in the end of correspondence it should be. Klein added the correction in the correspondence it says revisory but it should be advisory.

-A motion to approve the minutes with the corrections for March 28, 2023 was made by Dwyer. Klein seconded. Roll call- Gilliland, Klein, King, Dwyer, Crowningshield, Gordon. All in favor.

Old Business:

-Moran subdivision came in front of us back in January- we left it as a motion to approve the site plan contingent on a letter to the code enforcement officer for the right of way.

The Moran's are working on the deeded right of way, but it was brought to their attention that the .9 acres coming out of Scott's land is under a mortgage, so that means that if Bridget were to mortgage the 12.3 acres, there would be a double mortgage and she would have a problem getting a loan. Buggy is willing to give up .9 acres of his land now to have her meet the 8-acre minimum. She will still need the deeded right of way, but the attorney did not want to do start the process until everything else was done with the planning board. Since it is still the same concept, Kevin is hoping the board will see this as a minor correction and entertain and approve it as is instead of going through with another public hearing. The APA has an amendment procedure for this type of thing, which we submitted today. No comments from the board. Gordon does not think we need to go through with another public hearing because, if you look back at the minutes from the January meeting, it was all family anyway. **King made a motion to approve the amended property line for a minor subdivision that we already approved back in January 24, 2023 with the same stipulation that they submit a letter to the code**

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enforcement officer with the deeded right of way. Klein second. Roll call- Gilliland, Klein, King, Dwyer, Crowningshield, Gordon.

-Town Salt Shed: Gordon does not see any need for it to be a part of the agenda because it will not come in front of the board and we have not received an application or building permit.

New Business:

-Mark and Rachel Herr- 832 Point Road, Tax Map #: 21.6-2-6.200 , RL-3 also in the Lake Front district, addition, in front of us because of Article 13 for site plan review for anything within 500 feet of the lake.

Dereck Crowningshield recused himself from this because it is his project and there is a letter saying he can speak on behalf of the owners.

Crowningshield said they would like to build a small addition to their camp. He does not see anything in the laws that would prevent them from doing this. They are well away from all the setbacks, and they are putting in a brand-new septic system. They are making some good upgrades to the property. King asked if there was a height issue, and Dereck said no; the addition is about 16 feet, and the camp right now is roughly 27 feet. Klein asked if the septic system was appropriate for the number of bedrooms. Dereck said yes; he believes it is 1,200 gallons. Gordon just wants to make sure the building is set back far enough from the high-water mark. No variances are needed because they are extending off the other side of the house, and there is plenty of room there. The lake frontage on the deed is 139 feet. Gordon did not hear anything from the code enforcement officer on this project, so he is assuming that he has approved everything.

King made a motion to approve this site plan review. Klein seconded. Roll call- Gilliland, Klein, King, Dwyer, Gordon.

Gordon thanked everyone for their dedication and our next meeting will be May 23, 2023 at 6pm.

ADJOURNMENT:

Gordon called for a motion to adjourn the meeting. Klein moved to adjourn. All in favor. Meeting adjourned at 6:17 pm.

Submitted by Kyli Miller
