



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES PLANNING BOARD MEETING DATE: May 28th 2019 at 7:00 PM LOCATION: Willsboro Visitor Center

Present: Chairman: Robert Powell, Board Members: Tess Grubb, James Leibeck, Wayne Feeley, Gregory Gordon

Absent: John Sucharzewski

Member of the Public: Terry Pulsifer Jr., Stephen Mckenna, Peter Sowizdrzal, Brody Smith, Dan McGlone

Chairman Robert Powell called the meeting to order at 7:00 pm

MINUTES: Feeley called for a motion to approve the April 23rd 2019 minutes as presented. Leibeck seconded. All in favor and motion carried.

OLD BUSINESS: NO OLD BUSINESS

NEW BUSINESS:

--Willsboro Stone LLC—3564 Essex Road –31.13-4-9.000—CC-R, RL-2, RM-2, HC-1—
Amendment to Special Use Permit

Powell stated that the applicant is looking to remove the restriction the planning board placed limiting the amount of road traffic on the special use permit that was issued in 2015. Powell stated he has reached out to legal counsel and the advice was the same as they gave the board in February concerning the blasting restriction. The specific paragraph of the recommendation is that the “stone facility fronts on and is accessed by a State road over which the Town has no control. If a State road is the only road impacted by the vehicle count condition, we believe the Board’s denial of the current application would be susceptible to a successful legal challenge.”-Grubb question how many trucks they would anticipate in one day. Mr. Smith, Mckenna’s legal counsel, stated the limits now is only 90 a week and is very low, he can not say for sure as it will vary, but it could be about 70 loads per day. Grubb also questioned if there is ever a chance that there will be trucks lined up along the road. Mr. Smith stated this is not an issue due to the length of the driveway. Smith stated they are required to follow the DEC permit. Gordon asked the status of the blasting permit through DEC as the planning board would like to be present when the decision is made. Mckenna stated that the application is still with DEC.

(Gordon/Grubb) A motion was made by Gordon to remove the condition limiting the number of vehicles moving in and out of the site per week and the mine operator will maintain an open channel of communication should any complaints arise. Grubb seconded. All in favor, motion carried.

--Peter Sowizdrzal—50 Hilton Terr—21.14-1-7.000—RL-1—Addition to Existing Structure & Replace existing septic

Sowizdrzal stated that he owns the property on both sides of the road. On the opposite side of the road from his house there is a garage. The existing lot with his house on it is 125 feet by 50 feet lot. The house currently which is very small is 20 feet 4 inches by 28 feet 9 inches with a porch and deck. Sowizdrzal stated he would like to put in a new septic system designed by Mark Buckley, and to build a 12 foot by 20 feet 4 inches addition. The enclosed porch will be turned into livable space, and the deck will now go across the whole length of the front of the house. There will be no additional bedrooms or bathrooms, just enlarging the existing bedrooms, bathrooms, and living space. Powell questioned if he will need an escape window on the side of the home where the doors aren't located. Pulsifer stated that as long as the window meets the 5 square feet on the first story it is ok for an egressable window. There was discussion on the septic, how it was designed, how the drawing was not drawn to scale, where the absorption field will be, that you will be able to drive over the septic tank and that it will be a good improvement to the parcel.

(Gordon/Grubb) A motion was made by Gordon to approve the site plan with the correction of the stamped plans done by Mark Buckley and move forward to the Zoning Board of Appeals. Grubb seconded. All in favor, motion carried

PUBLIC HEARING: No Public Hearing

COMMENTS:

Leibeck brought up a couple of concerns that he has. First, being the Verizon tower, he stated that when they came to the planning board, they promised that the service would be more power but Leibeck stated that nothing has changed. Second, he stated his concern about the Moran project being approved at the Town Board. Leibeck stated it is stated right in the application that a planning board member must be present. There was no invitation to the meeting for the Town Board and there should have been if a write up is necessary from the Planning board. Lastly, Leibeck mentioned the signage and how it is regulated and why are signs that are too big still able to be put up.

ADJOURNMENT:

Feeley called for a motion to adjourn the meeting at 7:54 pm. Leibeck Seconded. All in favor, motion carried.

Respectfully Submitted

Codia Crandall
Secretary for Planning and Zoning Board

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	May 28 th 2019
APPLICATION NUMBER:	2019-20P
NAME:	Willsboro Stone LLC
PROJECT ADDRESS:	3564 Essex Road
TAX MAP NUMBER:	31.13-4-9.000
REQUEST FOR APPLICATION FOR:	Amendment to Special Use Permit

PROPOSED MOTION:	A motion was made to remove the condition limiting the number of vehicles moving in and out of the site per week and the mine operator will maintain an open channel of communication should any complaints arise.		
MOTION MADE BY:	Gregory Gordon		
MOTION SECONDED BY:	Tess Grubb		
MEMBER VOTE:	MEMBER NAME:	YES	NO
	Robert Powell	X	
	John Sucharzewski	Absent	
	James Leibeck	X	
	Tess Grubb	X	
	Gregory Gordon	X	
SIGNATURE OF PLANNING CHAIRMAN:	Wayne Feeley		

DECISION FORM:

BOARD:	Planning Board
DATE OF MEETING:	May 28 th 2019
APPLICATION NUMBER:	2019-21P
NAME:	Peter Sowizdrzal
PROJECT ADDRESS:	50 Hilton Terr
TAX MAP NUMBER:	21.14-1-7.000
REQUEST FOR APPLICATION FOR:	Addition to Existing structure & Replacement of Septic

PROPOSED MOTION:	A motion was made to approve the site plan with the correction of the stamped plans done by Mark Buckley and move forward to the Zoning Board of Appeals.		
MOTION MADE BY:	Gregory Gordon		
MOTION SECONDED BY:	Tess Grubb		
MEMBER VOTE:	MEMBER NAME:	YES	NO
	Robert Powell	X	
	John Sucharzewski	Absent	
	James Leibeck	X	
	Tess Grubb	X	
	Gregory Gordon	X	
	Wayne Feeley	X	
SIGNATURE OF PLANNING CHAIRMAN:			