



TOWN OF WILLSBORO

5 FARRELL ROAD WILLSBORO, NY 12996

518-963-8668

Minutes

Planning Board Meeting

Date: September 26, 2023

Location: Willsboro Town Hall

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

Members of the Public: Rebecca Palmer, Bobby Sturgess, William and Terry Camp

-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 called for a motion to approve the August 22, 2023 meeting minutes as written. Andre was not present, Crowningshield was spelled wrong, Air BNB, Susan Davis's last name is Davis-Bocot, and Gina's name is misspelled. *Crowningshield made a motion to approve the August 22, 2023 meeting minutes as written. Minessale seconded. All in favor.*

Old Business:

None

New Business:

-Rebecca Palmer, Willsboro Point LLC, Indian Bay Road, Tax Map #11.17-1-40.000, RL3, Minor subdivision

One lot was subdivided in July, and Rebecca is looking to subdivide further. The code enforcement officer said that the only discrepancy was understanding the difference between minor and major subdivisions; based on the definition, he believes it is minor. He also said that he talked to Rebecca, and the water only goes to the road, so she would be responsible for getting any water from there to whatever lot she needs it supplied to. Rebecca said she has already reached out to Trevor Sheehan and Roger King to get quotes so she can bury the water and electricity from the road. Gordon stated that she is adding three lots, and the little corner lot is less than an acre and is a non-buildable lot because of the size. The map shows the red line, which is where the DEC shows 100 feet of wetlands. Rebecca got a letter from the APA stating that the application was complete; Bobby stated that the APA approved it; and Gordon asked for a copy for the records. Any further subdivisions would make this a major subdivision; the small lot does not count as a lot.

Dwyer made a motion to approve this application for a minor subdivision as submitted. Klein second. Roll call: Dwyer, Minessale, Crowningshield, Klein, Gordon. All in favor.

5 FARRELL ROAD, WILLSBORO, NY 12996

PHONE: (518) 963-8668 WEBSITE: www.townofwillsboro.com

-William & Terry Camp, 13 Corlear Drive, Tax Map #21.9-2-24.200 RL1, Additions to current residence

No Comments from Code Enforcement Officer.

Dwyer asked for clarification on a few of the numbers that he could not read. There are 90 feet of waterfront, the house width will be 48 feet, and then a 4-foot stoop; the 60 feet are set back from the highwater mark, 31 feet from the property line. All setbacks are fine. Gordon asked what additions were going to be made to the house. William stated that the south side has an existing pantry, and they are adding the laundry room to that. They also have an existing bedroom, and they are adding a bathroom. They wanted an east door, so they are opening the area up to use as an office area; there are no additional bedrooms; and they are also adding an 8-foot addition to the kitchen. Bobby needs to give Gordon the GIF forms.

Crowningshield a motion for the site plan application for the addition to the current residence as submitted. Dwyer second. Roll call: Dwyer, Minessale, Crowningshield, Klein, Gordon. All in favor.

Gordon asked for a motion for the planning board to accept the ZBA's interpretation of Section 5.51.3 from their January 2022 meeting that grants the CEO the right to allow accessory structures to be built on the street side of waterfront properties. ***Crowningshield a motion for the planning board to accept the ZBA's interpretation of Section 5.51.3 from their January 2022 meeting that grants the CEO the right to allow accessory structures to be built on the street side of waterfront properties. Klein second. Roll call: Dwyer, Minessale, Crowningshield, Klein, Gordon. All in favor.***

Gordon stated as always, if you have any friends who would want to be an alternate for this board, please have them reach out and send a letter to the supervisor. We have a current member who wants to be an alternate but alternates still should come to meetings so they know what is going on and are involved but also in case the event of a quorum is not made. It is not something you pick and choose.

ADJOURNMENT:

Next Meeting- October 24, 2023 at 6pm.

Gordon called for a motion to adjourn the meeting. Klein moved to adjourn. Minessale second. All in favor.

The meeting adjourned at 6:24 pm.

Submitted by Kyli Miller
