



TOWN OF WILLSBORO  
PLANNING BOARD

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MINUTES  
PLANNING BOARD MEETING  
DATE: July 1<sup>st</sup>, 2025 at 6pm  
LOCATION: Willsboro Town Hall

**Present:** Chairperson: Gregory Gordon Members: Brian King, Andre Klein, Gina Minessale, Dereck Crowningshield

**Absent:** Tom Dwyer

**Members of the Public:**, Charlotte Herzenberg, Eduardo Da Silva, Eric Arnold, Andrew Krotje, Alison & Andrew Krotje, Scott & Jeanne Patnode, Alvin Nolette, Sam Blanchard

Chairperson Gregory Gordon called the meeting to order at 6:10pm and welcomed the public and apologized for the late start due to the Zoning Officer not being present with a key.

Gordon reviewed housekeeping items.

**Minutes:**

The May minutes were approved as presented.

*A motion was made by Klein, seconded by Crowningshield to approve the May 2025 minutes as presented. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.*

**Public Hearing:** No public hearing.

**Old Business:** No old business.

**New Business:**

Charlotte Herzenberg & Eduardo Silva – 30.2-1-2.000 – Beaver Way – RL-3 – Single Family Home

*A motion was made by Crowningshield, seconded by Minessale, to accept the application as complete as submitted. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.*

Gordon asked if the applicant or a representative was present. The applicant was present. Gordon asked if the applicant had anything they would like to add. The applicant stated that they have decided to remove the deck for now but may reapply for that at a later date.

Gordon asked if the Zoning Officer had any comments. Zoning Officer (ZO) was not present.

Gordon asked if the board had any questions. No questions from the board.

Crowningshield requested that the applicant obtain a 911 address from Essex County Emergency Services.

Gordon stated that the short form of the environmental assessment form was completed by the applicant and reviewed and discussed by the Board. The Planning Board conducted a SEQR review at the meeting and found that the project would create no significant environmental impact.

***A motion was made by Crowningshield, seconded by Klein to declare a negative declaration. All in favor of issuing a Negative Declaration. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

***A motion was made by King, seconded by Minessale, to not hold a public hearing. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

Klein asked if the Board needed engineered septic plans. Crowningshield asked if that was part of the Code Enforcement Officers duties. The Board decided that it would be best that once these plans are obtained that the applicant provide to the ZO.

***A motion was made by Crowningshield, seconded by Klein, to approve the site plan review contingent upon obtaining a 911 address and engineered septic plans. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

#### **Eric Arnold – 30.3-1-27.000 – 605 Reber Road – RR-D – Minor Subdivision**

***A motion was made by Crowningshield, seconded by Klein, to accept the application as complete as submitted. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

Gordon asked if the applicant or representative had anything to add. The representative didn't have anything to add.

Gordon asked if the Board had any questions. No questions from the Board.

Gordon stated that the ZO should have submitted a 239M to Essex County because the property is neighboring a county road and on the town of Lewis line.

Gordon also stated that prior to anyone building on the property that a site plan review will need to come before the board and once the survey is complete, Gordon requested that a copy be put on file with the ZO. Klein asked if the approval should be contingent upon the approval from Essex County. Gordon stated that it can be but that Essex County usually approves the applications.

Gordon stated that the short form of the environmental assessment form was completed by the applicant and reviewed and discussed by the Board. The Planning Board conducted a SEQR review

at the meeting and found that the project would create no significant environmental impact.

***A motion was made by Klein, seconded by Minessale to declare a negative declaration. All in favor of issuing a Negative Declaration. Roll call: Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

***A motion was made by Crowningshield, seconded by Klein, to approve the minor subdivision contingent upon Essex County approval of the 239M and the survey being filed with the ZO. Roll call: Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

#### **Scott & Jeanne Patnode – 11.13-1-46.000 – 124 Sabousin Drive – RL-1 – Detached Garage**

***A motion was made by Crowningshield, seconded by King, to accept the application as complete as submitted. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

Gordon asked if the applicants or representative had anything to add. No comments from the applicants.

Gordon asked if the board had any questions. No questions from the Board.

Gordon asked the applicants if they are taking down the structure that is there now and replacing. The applicant stated that they will be taking down the existing structure and will be replacing that structure with a larger one in the same spot.

Gordon stated that he would like to put a restriction on the project that the garage must remain uninhabitable. Crowningshield stated that the applicant is requesting approval for a studio apartment above the garage with a bathroom.

Jeanne Patnode stated that this is like a studio apartment with bathroom. Gordon stated he didn't see septic plans within the packet provided to the Board.

Crowningshield stated that he thought a new septic was installed in the last year or two. The applicants confirmed that it was two years ago and that they provided the septic plans to the ZO. Gordon confirmed that the Board did not receive the septic plans on this project and will address this issue with the ZO.

Gordon stated that the short form of the environmental assessment form was completed by the applicant and reviewed and discussed by the Board. The Planning Board conducted a SEQR review at the meeting and found that the project would create no significant environmental impact.

***A motion was made by Crowningshield, seconded by Minessale to declare a negative declaration. All in favor of issuing a Negative Declaration. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

***A motion was made by Crowningshield, seconded by Klein, to not hold a public hearing. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

*A motion was made by Crowningshield, seconded by Klein, to approve the site plan review. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.*

**Donald & Susan Trulsen – 11.13-1-9.000 – 507 Corlear Drive – RL-1- Single Family Home**

*A motion was made by Crowningshield, seconded by Minessale, to accept the application as complete as submitted. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.*

Gordon asked if the applicant or representative had any comments to add. No comments from representative.

Gordon asked if they are going to have habitable space above the garage. Alvin Nolette (representative) stated that this project does not include the garage that is existing, that is only the home. Nolette also stated that he provided documentation on a septic inspection and asbestos inspection to the ZO. Gordon stated that the board did not receive those documents.

Gordon stated that the short form of the environmental assessment form was completed by the applicant and reviewed and discussed by the Board. The Planning Board conducted a SEQR review at the meeting and found that the project would create no significant environmental impact.

*A motion was made by Klein, seconded by Crowningshield to declare a negative declaration. All in favor of issuing a Negative Declaration. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.*

*A motion was made by Crowningshield, seconded by Klein, to not hold a public hearing. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.*

*A motion was made by Klein, seconded by Minessale, to approve the site plan review contingent upon septic plans submitted to ZO. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.*

Nolette asked Gordon if he needed to provide any further documentation in regard to the septic inspection. Gordon stated that he will address this issue with the ZO.

**Richard Foley – 21.14-1-15.000 – Lake Shore Drive – RL-1 – Single Family Home**

*A motion was made by Crowningshield, seconded by Klein, to accept the application as complete as submitted. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.*

Gordon stated that for the record the Board only received pages 1 and 4 of the short form of the environmental assessment form and that Gordon requested the additional pages in an email and still has not received them.

Gordon asked the representative (Sam Blanchard) if both properties are joined. Blanchard stated that they are joined and are filed with Essex County and paperwork was also submitted to the ZO. Gordon stated that he just wanted to be sure that a 911 address was associated with the project.

Gordon stated that the short form of the environmental assessment form was completed by the applicant and reviewed and discussed by the Board. The Planning Board conducted a SEQR review at the meeting and found that the project would create no significant environmental impact.

***A motion was made by Crowningshield, seconded by Klein to declare a negative declaration. All in favor of issuing a Negative Declaration. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

***A motion was made by King seconded by Minessale, to not hold a public hearing. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

Crowningshield stated that the applicant needs to provide septic plans. Blanchard stated that the septic plans were submitted to the ZO. Again, the board did not receive these plans.

***A motion was made by Crowningshield, seconded by Klein, to approve the site plan review contingent upon septic plans submitted to ZO. Roll call: Crowningshield, King, Minessale, Klein, Gordon. All in favor, motion carried.***

Blanchard stated that he sees and understands the frustration of the Board as he was also frustrated with this process as he started this process in March 2025.

Gordon thanked the Planning Board for their dedication.

The next meeting is scheduled for July 22<sup>nd</sup>, 2025.

Gordon asked members that if they know of anyone who would be interested in being a member of the planning board to have them submit a letter as the planning board is in need of members.

Gordon stated that he has received a resignation letter from Brian King. Gordon and the Board thanked Brian King for his time on the Board.

A motion was made by Gordon, seconded by Crowningshield to go into executive session at 6:40pm. Gordon stated that no other business will be discussed after executive session.

A motion was made by Gordon, seconded by Crowningshield to close executive session at 6:53pm.

***Meeting adjourned at 6:53pm.***

Respectfully Submitted,

Morgan Drinkwine  
Secretary for Planning and Zoning Board

**RECEIVED**  
7-8-25

**DECISION FORM:**

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	July 1 <sup>st</sup> , 2025
<b>APPLICATION NUMBER:</b>	25050-P
<b>NAME:</b>	Charlotte Herzenberg & Eduardo Silva
<b>PROJECT ADDRESS:</b>	Beaver Way
<b>TAX MAP NUMBER:</b>	30.2-1-2.000
<b>REQUEST FOR APPLICATION FOR:</b>	Single Family Home

<b>PROPOSED MOTION:</b>	<i>A motion was made to approve the site plan review contingent upon obtaining a 911 address and engineered septic plans.</i>			
<b>MOTION MADE BY:</b>	Dereck Crowningshield			
<b>MOTION SECONDED BY:</b>	Andre Klein			
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
	Gregory Gordon	X		
	Dereck Crowningshield	X		
	Brian King	X		
	Gina Minessale	X		
	R. Andre Klein	X		
	Tom Dwyer	-	-	Absent
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>	<i>Gregory D. Gordon</i>			

Owners Name: Charlette Herzenberg

Tax Map ID: 30.2-1-2.000

Address: Beaver Way

District: RL-3 / LF

**SEAF Impact Assessment Form**

Answer all of the following questions using the information contained in the SEAF and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

It has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. **(Negative Declaration)**

It has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. **(Positive Declaration)**

Willsboro Planning Board

7/1/25

Lead Agency

Date

Gregory D. Gordon

Chair

Responsible Officer in Lead Agency

Title of Responsible Officer

Gregory D. Gordon

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

**RECEIVED**  
7-8-25

**DECISION FORM:**

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	July 1 <sup>st</sup> , 2025
<b>APPLICATION NUMBER:</b>	25057-P
<b>NAME:</b>	Eric Arnold
<b>PROJECT ADDRESS:</b>	605 Reber Road
<b>TAX MAP NUMBER:</b>	30.3-1-27.000
<b>REQUEST FOR APPLICATION FOR:</b>	Minor Subdivision

<b>PROPOSED MOTION:</b>	<i>A motion was made to approve the minor subdivision contingent upon Essex County approval of the 239M and the survey being filed with the Town of Willsboro Zoning Officer.</i>			
<b>MOTION MADE BY:</b>	Dereck Crowningshield			
<b>MOTION SECONDED BY:</b>	Andre Klein			
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
	Gregory Gordon	X		
	Dereck Crowningshield	X		
	Brian King	X		
	Gina Mincessale	X		
	R. Andre Klein	X		
	Tom Dwyer	-	-	Absent
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>	<i>Gregory D Gordon</i>			

Owners Name: Eric Arnold

Tax Map ID: 30.3-1-27.000

Address: 605 Rebar Road

District: RL-3 / LF

**SEAF Impact Assessment Form**

Answer all of the following questions using the information contained in the SEAF and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

It has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. **(Negative Declaration)**

It has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. **(Positive Declaration)**

Willsboro Planning Board

Lead Agency

Gregory D. Gordon

Responsible Officer in Lead Agency

Meggy D. Gordon

Signature of Responsible Officer in Lead Agency

7/1/25

Date

Chair

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)

**RECEIVED**  
7-8-25

**DECISION FORM:**

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	July 1 <sup>st</sup> , 2025
<b>APPLICATION NUMBER:</b>	25058-P
<b>NAME:</b>	Scott & Jeanne Patnode
<b>PROJECT ADDRESS:</b>	124 Sabousin Drive
<b>TAX MAP NUMBER:</b>	11.13-1-46.000
<b>REQUEST FOR APPLICATION FOR:</b>	Detached Garage

<b>PROPOSED MOTION:</b>	<i>A motion was made to approve the site plan review.</i>			
<b>MOTION MADE BY:</b>	Dereck Crowningshield			
<b>MOTION SECONDED BY:</b>	Andre Klein			
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
	Gregory Gordon	X		
	Dereck Crowningshield	X		
	Brian King	X		
	Gina Minessale	X		
	R. Andre Klein	X		
	Tom Dwyer	-	-	Absent
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>	<i>Gregory D. Gordon</i>			

Owners Name: Scott & Jeanne Patnode

Tax Map ID: 11.13-1-46.000

Address: 124 Sabousin

District: RL-1 / LF

**SEAF Impact Assessment Form**

Answer all of the following questions using the information contained in the SEAF and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

It has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. **(Negative Declaration)**

It has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. **(Positive Declaration)**

Willsboro Planning Board

Lead Agency

Gregory D. Gordon

Responsible Officer in Lead Agency

*Gregory D. Gordon*

Signature of Responsible Officer in Lead Agency

7/1/25

Date

Chair

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)

**RECEIVED**  
7-8-25

**DECISION FORM:**

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	July 1 <sup>st</sup> , 2025
<b>APPLICATION NUMBER:</b>	25041-P
<b>NAME:</b>	Donald & Susan Trulsen
<b>PROJECT ADDRESS:</b>	507 Corlear Drive
<b>TAX MAP NUMBER:</b>	11.13-1-9.000
<b>REQUEST FOR APPLICATION FOR:</b>	Single Family Home

<b>PROPOSED MOTION:</b>	<i>A motion was made to approve the site plan review contingent upon septic plans being submitted to the Town of Willsboro Zoning Officer.</i>			
<b>MOTION MADE BY:</b>	Andre Klein			
<b>MOTION SECONDED BY:</b>	Gina Minessale			
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
	Gregory Gordon	X		
	Dereck Crowningshield	X		
	Brian King	X		
	Gina Minessale	X		
	R. Andre Klein	X		
	Tom Dwyer	-	-	Absent
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>	<i>Gregory D Gordon</i>			

Owners Name: Donald & Susan Trulsen

Tax Map ID: 11.13-1-9.000

Address: 507 Corlear Drive

District: RL-1 / LF

**SEAF Impact Assessment Form**

Answer all of the following questions using the information contained in the SEAF and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

It has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. **(Negative Declaration)**

It has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. **(Positive Declaration)**

Willsboro Planning Board

Lead Agency

Gregory D. Gordon

Responsible Officer in Lead Agency

*Gregory D. Gordon*

Signature of Responsible Officer in Lead Agency

7/1/25

Date

Chair

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)

**RECEIVED**  
7-8-25

**DECISION FORM:**

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	July 1 <sup>st</sup> , 2025
<b>APPLICATION NUMBER:</b>	25031-P
<b>NAME:</b>	Richard Foley
<b>PROJECT ADDRESS:</b>	Lake Shore Drive
<b>TAX MAP NUMBER:</b>	21.14-1-15.000
<b>REQUEST FOR APPLICATION FOR:</b>	Single Family Home

<b>PROPOSED MOTION:</b>	<i>A motion was made to approve the site plan review contingent upon septic plans being submitted to the Town of Willsboro Zoning Officer.</i>			
<b>MOTION MADE BY:</b>	Dereck Crowningshield			
<b>MOTION SECONDED BY:</b>	Andre Klein			
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>	<b>NOTES</b>
	Gregory Gordon	X		
	Dereck Crowningshield	X		
	Brian King	X		
	Gina Minessale	X		
	R. Andre Klein	X		
	Tom Dwyer	-	-	Absent
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>	<i>Gregory D Gordon</i>			

Owners Name: Richard Foley

Tax Map ID: 21.14-1-15.000

Address: Lake Shore Drive

District: RL-1 / LF

**SEAF Impact Assessment Form**

Answer all of the following questions using the information contained in the SEAF and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

It has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. **(Negative Declaration)**

It has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. **(Positive Declaration)**

Willsboro Planning Board

Lead Agency

Gregory D. Gordon

Responsible Officer in Lead Agency

Megan A. Stash

Signature of Responsible Officer in Lead Agency

7/1/25

Date

Chair

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)