



## TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

---

### MINUTES PLANNING BOARD MEETING DATE: December 27<sup>th</sup>, 2016 at 7:00 PM LOCATION: Willsboro Town Hall

**Present:** Chairman, Robert DeMello, Board Members: Wayne Feeley, Tess Grub, James Leibeck, William Bardeen

**Absent:** Robert Powell

**Member of the Public:** Carolyn Walker, Mark Walker, Douglas Rock(Codes Enforcement Officer)

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

#### MINUTES:

DeMello called for a motion to approve the November 2016 Planning Board Meeting Minutes. Bardeen moved. Feeley seconded. All in favor and the motion carried

#### NEW BUSINESS:

Application No. 2676: Mark Walker for Carolyn Walker, 3995 and 3997 NYS Route 22, Zoning District: HC-1, Boundary Line Adjustment

The applicants request to adjust the boundary lines among 3 adjacent lots. All lots are in the HC-1 district where the minimum lot size is .46 acres for residential use or .92 acres for non residential use. See attached Boundary Line Criteria.

DeMello call for a motion to approve the Boundary Line Adjustment subject to the approval for New York State and Essex County. Bardeen moved. Feeley seconded. All in favor, except for Mr. Leibeck who recused himself from the case, the motion carried.

#### OLD BUSINESS:

There was a letter submitted regarding 17 cedar lane for special use permit. Doug will be drafting a response to the email about the special use permit decision. Doug would like to address the concerns of someone else running the business and turning it into something difference.

There was a letter submitted for the Alden Boundary Line Adjustment to fulfill the requirement of written consent.

**ADJOURNMENT:**

**Chairman DeMello called for a motion to adjourn the meeting. Bardeen moved to adjourn. Feeley seconded. All in favor, motion carried.**

Respectfully Submitted

Codia Crandall  
Secretary for Planning and Zoning Board

