



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES PLANNING BOARD MEETING DATE: May 22nd, 2018 at 7:00 PM LOCATION: Willsboro Visitor Center

Present: Chairman, William Bardeen Board Members: Tess Grubb, Robert Powell, Wayne Feeley

Absent: John Sucharzewski, James Leibeck,

Member of the Public: Terry Pulisfer Jr., Jeff Nasner, Aaron Ovios

Chairman Bardeen called the meeting to order at 7:01 pm

MINUTES: Powell called for a motion to approve the March 2018 minutes as corrected. Grubb seconded. All in favor and motion carried.

PUBLIC HEARING: NO PUBLIC HEARING

OLD BUSINESS:

--Sheila & Scott McIntyre—113 Lakeshore Drive---21.14-1-17.100—RL-1—Extension

Bardeen stated that the McIntyre's are requesting an extension of the planning boards site plan approval that was granted back in November 2018. Bardeen stated she has been to the zoning board and has received approval from them to continue and he sees no reason not to extend the project for another 6 months.

(Feeley/Powell) A motion was made to extend the site plan approval for 6 months. Feeley made the motion, Powell seconded. All in favor, motion carried.

NEW BUSINESS:

--Laura Appell—412 Corlear Drive ---11.17-2-11.000—RL-1—Addition 16'x24' and extension of front porch

Jeff Nasner stated that Appell has previously rented out this camp and now would like to make it her own. Currently the camp has one bathroom in side and one outside and is currently a 2 bedroom. They would like to make the camp a 2 bedroom and 2-bathroom camp. Bardeen questioned the rear yard set backs in regards to the drawing. Nasner states that the owner owns both the back lot and the front lot and believes they are combined on the deed but will get a copy of the deed for the next meeting. Powell suggested that having a survey would also be a good idea to determine the properties. Nasner stated that esthetically the addition will look best off the back of the property and will also tie into the roof lines best off the back. Bardeen questioned Nasner about the septic, Nasner stated that he is under the impression that there was a new septic built 12-13 years ago. The board requested that they would need proof and more information in regards to the septic. Bardeen stated that the board can not approve the site plan until they have more information in regards to the septic, the deed or deeds of the 2 properties, possible a survey if possible to show the rear

property lines, and also a storm water management plan. The board decided to table the Appell application until the June 26th 2018 meeting.

--Sheila Seery—93 Lakeshore Drive -21.14-1-24.000—RL-1---New 2 Bedroom house including first floor and loft building on existing foundation with 2-foot cantilever on the back and front.

Bardeen briefed the board on the Seery application. He stated that the Seery's are in Buena Vista on Lake Shore drive, they currently have a little ranch style house on an existing 4-5-foot foundation, crawl space. The application would like to replace the existing structure with a new structure on the existing foundation to minimize the expense, to make the home a little bigger they plan to make a 2-foot cantilever overhang on the front and rear side of the home. Bardeen asked if the current residence has mold in it. Ovios stated there is not mold currently in the residence and they will be addressing the storm water runoff and the water issues the property has currently. Grubb questioned if the current foundation will be able to withhold the weight of the new structure. Ovios stated that the current foundation is a poured concrete foundation that is very sound and stable and will be able to withhold the new structure. Powell stated his concerns of it being a very wet lot because of the water run off and mentioned a new septic possibly a duel compartment tank. Bardeen stated that the board would not be able to approve the site plan until they have more information in regards the septic system. The board tabled the Seery project until the June 26th 2018 meeting.

Discussion:

Bardeen mentioned that everyone needs to stop by to get your oath of office if they have not done so yet. Bardeen also stated that Sucharzewski and Leibeck have not attended the last 2 meetings and that as a board they will start to keep track of who does not attend the meetings. Bardeen also mentioned the meeting that is scheduled with Robin from the APA and that it may be possible for it to be considered training.

ADJOURNMENT:

Chairman Bardeen called for a motion to adjourn the meeting at 7:51 pm. Powell Seconded.

Respectfully Submitted

Codia Crandall
Secretary for Planning and Zoning Board

DECISION FORM:

BOARD:	Planning Board
DATE:	May 22 nd , 2018
APPLICATION NUMBER:	2018-01V
NAME:	Sheila & Scott McIntyre
PROJECT ADDRESS:	113 Lakeshore Drive
TAX MAP NUMBER:	21.14-1-17.100
REQUEST FOR APPLICATION FOR:	Extension

PROPOSED MOTION:	A motion was made to grant the extension of the site plan review approval for an additional 6 months.		
MOTION MADE BY:	Wayne Feeley		
MOTION SECONDED BY:	Robert Powell		
MEMBER VOTE:	MEMBER NAME:	YES	NO
	Chairman, William Bardeen	x	
	Vice Chair, Robert Powell	x	
	John Sucharzewski	ABSENT	
	James Leibeck	ABSENT	
	Tess Grubb	x	
	Wayne Feeley	x	
SIGNATURE OF PLANNING CHAIRMAN:			