

Town of Willsboro

Local Government Center

Town of Willsboro Planning Board Meeting November 22, 2016 AT 7:00PM Willsboro Town Hall

ATTENDANCE: Bardeen, deMello, Feeley, Powell,

ABSENT: Grubb, Leibeck

MEMBERS OF THE PUBLIC: Rebecca Palmer, Melissa Maki, Doug Rock, Code Enforcement Officer

deMello called the meeting to order at 7:23 PM

MINUTES:

(Feeley/Powell, A motion was made, and seconded, to approve the October 2016 Planning Board meeting minutes. All voted in favor and the motion carried.

NEW BUSINESS:

2669 – Melissa Maki & Rebecca Palmer – 17 Cedar Lane – 21.17-1-54.100 – RL-1 – Sign Permit Application

The applicants request a sign to advertise their health and wellness business. The sign will be 8 square feet. The Board found that the application complies with all requirements of the Zoning Law. See attached Sign Permit Criteria.*

(Feeley/Bardeen) A motion was made, and seconded, to accept the application as presented. All in favor and the motion carried.

2667 - David Brayden – Lot 447 Block M Buena Vista Park – 21.13-2-40.000 – RL-1 – Boundary Line Adjustment

The applicant is applying for a boundary line adjustment between two properties in Buena Vista Park. Bardeen questioned the purpose of the adjustment, however, since the applicant did not appear, the Board could not determine the actual purpose. Both lots are non-conforming and will remain non-conforming. A structure on one of the lots has a non-conforming side yard setback. The boundary adjustment will make the side yard less non-conforming. Lot 1 is currently not a buildable lot and will still not be a buildable lot after the minor division, without a variance. It could, however, be used as access to the lot behind it also owned by the applicant.

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(Bardeen/Feeley) A motion was made, and seconded, to approve the minor division subject to the following:

The written consent of Elizabeth Alden, or the current owner of lot 2, is required.

All in favor. The motion passed unanimously.

*All attachments available at Town Hall.

- a) Maki Sign Permit Criteria
- b) Maki proposed sign
- c) Brayden Minor Division Criteria

ADJOURNMENT:

(Bardeen/Feeley) A motion was made, and seconded, to adjourn the meeting at 7:46. All voted in favor and the motion carried.

Respectfully Submitted,
Laura Carson

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Name: Maki	Application No. 2669	Date: Nov 22, 2016
Address: 17 Cedar Lane	Zoning District: RL-1	

Description: Applicant seeks a sign for a health and wellness business at 17 Cedar Lane. Sign area will be 8 square feet. A sign over 8 square feet would require a variance.

Height must be 3 feet or lower for a sign on a corner lot so that visibility at an intersection is not impaired

N/A

Must be free-standing; may not be affixed to building or structure.

Complies

Not more than 200 feet from business activity or driveway entrance.

Complies

May not project more than 3 feet from the main wall or a building; may not project into a public way.

N/A

May not be more than 20 high; or if roof mounted, may not project above the roof line

Complies

No more than 2 signs permitted at one location.

Complies – only one sign

If only one sign at a location, it must be 40 square feet or less; when two signs are at a location, they each must be 30 square feet or less.

Complies

Special rules for shopping centers and strip malls (refer to Zoning Law §5.82-7).

N/A

Luminous signs, other than neon, are allowed only in GB, HC-1, and M districts. Illuminated signs are allowed in GB, HC-1, HC-2, and M districts.

Not illuminated

Signs with moving parts are allowed only in GB, HC-1, and HC-2 districts.

The sign will have no moving parts

Signs may not use mirror or mirror-like finishes

The sign will have no mirrored surfaces

Signs may not use day-glowing or other fluorescent paint or pigment.

Complies

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Signs may not be affixed to trees, rocks, or other natural features.

Complies

Signs over 8 square feet are allowed only in GB, HC-1, HC-2, and M districts.

Main sign area will be 8 square feet.

Signs over 8 square feet may not be placed within 50 feet of a residential structure.

Complies

Signs over 8 square feet must be at least 5 feet from a highway right of way and at least 10 feet from the edge of pavement.

Complies

Signs over 8 square feet must be designed to withstand 60 mile per hour winds.

N/A

Signs over 8 square feet must be constructed of natural materials and use earth tones and textures.

Complies

Other

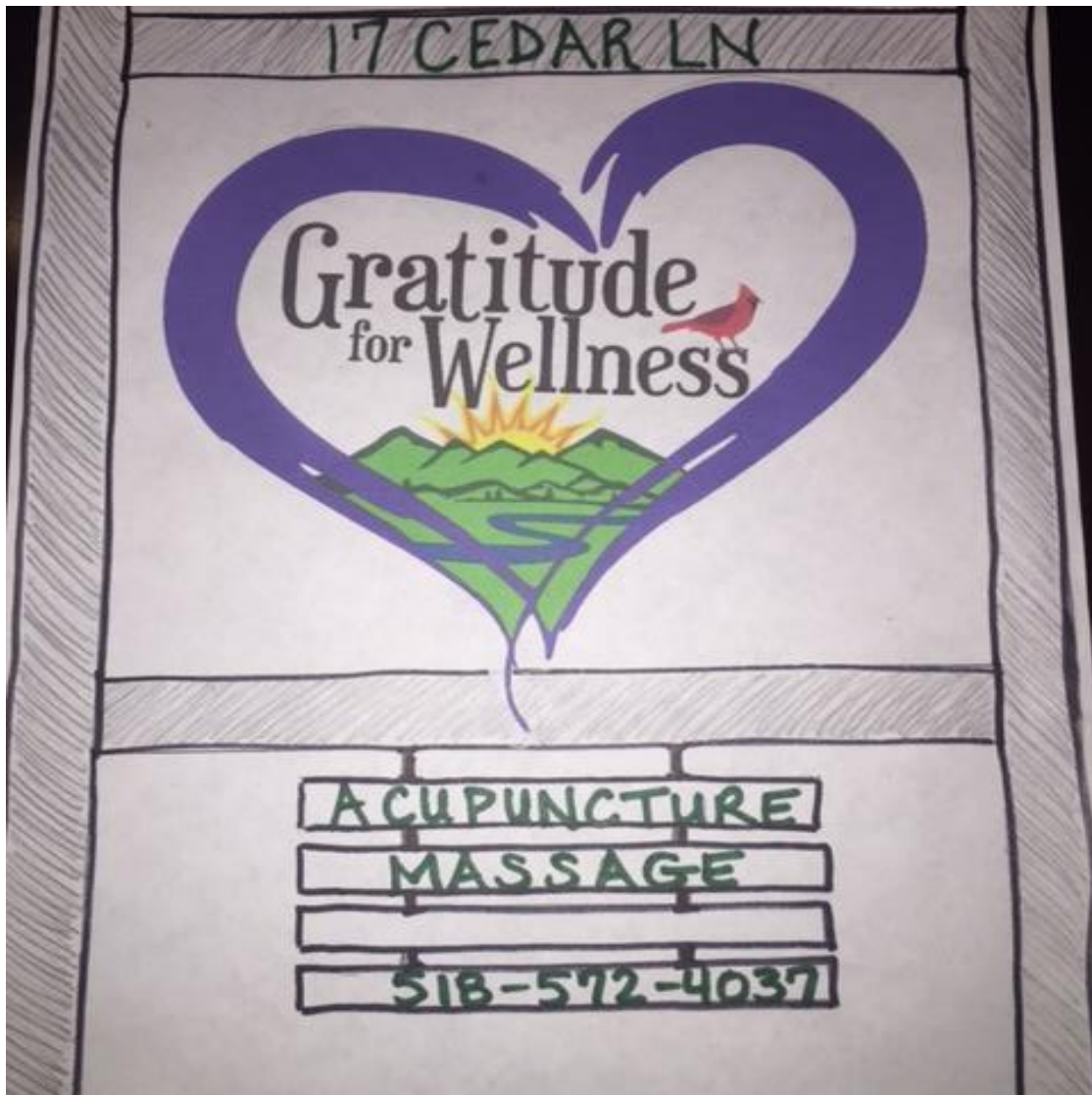
Motion made by: Wayne Feeley

Motion seconded by: Bill Bardeen

Motion: Move to approve the sign permit

Vote: All voted in favor and the motion passed unanimously

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5 Farrell Road Willsboro NY 12996
Phone: 518-963-8668 Website: www.townofwillsboro.com

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Name: David Brayden, Elizabeth Alden	Application No. 2667	Date: 11/22/2016
Address: Lakeshore Dr	Zoning District: RL-1	

Description: Boundary line adjustment between two properties in Buena Vista Park.

Lot 1: Brayden, 21.13-2-40.000, Lakeshore Drive, vacant land, 0.30 acres, lot has non-conforming area, lot appears too narrow to build a primary structure without a variance.

Lot 2: Alden, 21.13-2-39.000, 27 Lakeshore Drive, seasonal residence, 0.70 acres, lot has non-conforming area, the residence on the lot appears to have non-conforming side yard setback.

The proposed adjustment would move the boundary between lot1 and lot2 to align the boundary with an existing ditch. Some of lot1 would be transferred to lot2 and some of lot2 would be transferred to lot1. Approximately equal areas would be transferred, that is, the net area transferred is approximately zero.

The existing residence on lot2 appears to have a non-conforming side yard setback. The proposed adjustments would make the side yard setback less non-conforming.

Not adversely affect the development of the community

The adjustment is between two adjacent lots and does not impact surrounding lots.

Not cause a nonconforming building, use, or lot to become more nonconforming (in which case a variance must first be issued by the Zoning Board of Appeals).

The transfer would make an existing non-conforming building on lot2 less non-conforming. Lot1 is too narrow to build a principal structure without a variance. This adjustment would make lot1 even narrower. However, lot1 could be used as an access to the lot behind it, also owned by Brayden.

No new building lot is created.

No new lots are created – two lots before and after the adjustment.

Does not adversely affect the remainder of the parcel

Complies

Does not adversely affect adjoining property.

Complies

Does not conflict with provisions of the Town's land use plan or zoning regulations.

Complies

Other

Motion made by: Bill Bardeen

Motion seconded by: Wayne Feeley

Motion: Move to approve the minor division subject to the following:

- 1) The written consent of Elizabeth Alden, or of the current owner of lot2 if different, is required.

Vote: All voted in favor and the motion passed unanimously

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