



## TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

# MINUTES PLANNING BOARD MEETING DATE: June 29<sup>th</sup> 2021 at 6:00 PM LOCATION: Willsboro Town Hall

**Present:** Chairman: Robert Powell Board Members: Larry Charbonneau, R. Andre Klein, Chauntel Gilliland, Brian King

**Excused:** John Sucharzewski, Gina Minessale, Gregory Gordon

**Members of the Public:** Win Belanger, Kevin King, Patrick Maloney

Chairman Robert Powell called the meeting to order at 6:45 pm

### MINUTES:

The May 2021 minutes were approved as presented.

**(Charbonneau/King)** A motion was made by Charbonneau and seconded to approve the May 25<sup>th</sup>, 2021 minutes. All in favor and motion carried.

**OLD BUSINESS:** No Old Business

### NEW BUSINESS:

**Dan Yutronic—407 Corlear Drive—11.17-1-71.000—RL-1—Construction of Deck**

Kevin King, the Yutronic's representative for the project, stated that they are looking to construct a 16' x 18' deck as a continuation of the existing deck. King stated that the new portion of the deck will match the existing deck. Powell questioned if the deck meets setbacks. King replied that it does not meet setback and is in front of the Zoning Board. Gilliland questioned about where the deck was going in relation to where the existing deck is. Gilliland also stated that the deck that is currently there is already in violation of the zoning setback. A question was asked as to where the stairs were going to go if they were adding another set. King stated off toward the side property not towards the lake. Klein stated as long as the ZBA approves it he is ok with the construction of the deck.

**(Charbonneau/Klein)** A motion was made by Charbonneau to approve the construction of a 16' x 18' deck pending ZBA approval and APA approval and seconded. All in favor and the motion carried.

--Edward Grady—980 Point Road—21.6-1-2.000/21.6-1-1.000—RL-1--Subdivision

Powell stated this project is a subdivision that would return the parcel to what it once was. Powell stated the family had joined the two parcels together and now that they are getting older, they want to make sure that the son is able to maintain the camp and they are looking to sell the other parcel. King stated that this application is confusing and is unsure on the drawings if the division line is the proposed line or just where it once was. Powell stated his understanding is that was the original property line. King questioned if there are any measurements as to how close things are to the property lines. Charbonneau also questioned what the setback are and measurements of where the house sits. Gilliland questioned where the septic systems sit and will each system be on its own property.

**(Charbonneau/King)** A motion was made by Charbonneau to table the application of the subdivision to July 27<sup>th</sup> 2021, requesting more information including septic, dimensions of the house and setback from the new proposed property line and seconded. All in favor and the motion carried.

**Patrick Maloney—375 Farrell Road—21.17-1-30.000—RL-1—Pole Barn**

Mr. Maloney stated he is looking build a pole barn for boat storage that will be 36' x 28' and that he also owns the lot next door. Charbonneau questioned on the north side of the pole barn how far is it to property line. Mr. Maloney stated is about 50-feet from the property line. King questioned if the pole barn will be the second structure on the property. Mr. Maloney stated yes it will be. Gilliland wanted to clarify that the line on the map is the actual property line

**(Powell/Charbonneau) A motion was made by Powell to approve the construction of the 36' x 28' pole barn and seconded. All in favor and the motion carried.**

**Richard & Sarah Sayward—269 Coonrod/273 Coonrod Road—40.1-2-8.200/40.1-2-8.200/1--**

Mr. Belanger, who was representing Mr. Sayward, stated that Kevin Hall, surveyor, is in the process of surveying the land. Back in 86' when Mr. Belanger purchased his property, the owner moved her trailer on to this parcel where, at that time, you were allowed to put a home on your property for an aging parent. Eventually that lot was sold. Mr. Sayward is looking to sell the property to his current tenant who has been living there for about 6 years and would like to protect his mother-in-law who is living on the leased parcel, according to the deed. Mr. Sayward has agreed to separate the two parcels and make the smallest parcel possible still within the zoning code. Belanger stated it will be more than the allotted lot size amount. The trailer has its own septic and dry well and will still share a driveway. Belanger asked for an appearance and requested a division and a waiver for the site plan review, as this has already been established, and is on the deed and the survey will just prove it would comply with the zoning code. Powell stated as far as he is concerned everything will be determined on Kevin Halls survey.

**(Powell/Gilliland) A motion was made by Powell to approve the waiver of a site plan review pending the survey submitted by Kevin Hall that shows all setbacks and minimum acreage is met seconded. All in favor and the motion carried.**

**PUBLIC HEARING: No Public Hearing**

**ADJOURNMENT:** Meeting was adjourned at 7:12 pm.

**(King/Gilliland) A motion was made by King and seconded, to close the meeting. All in favor and the motion carried.**

Respectfully Submitted

Codia Crandall  
Secretary for Planning and Zoning Board

## DECISION FORM:

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	June 29 <sup>th</sup> 2021
<b>APPLICATION NUMBER:</b>	2021-80P
<b>NAME:</b>	Daniel Yutronich
<b>PROJECT ADDRESS:</b>	407 Corlear Drive
<b>TAX MAP NUMBER:</b>	11.17-1-71.000
<b>REQUEST FOR APPLICATION FOR:</b>	Construction of Deck

<b>PROPOSED MOTION:</b>	<b>A motion was made to approve the construction of a 16' x 18' deck pending ZBA approval and APA approval.</b>		
<b>MOTION MADE BY:</b>	Larry Charbonneau		
<b>MOTION SECONDED BY:</b>	R. Andre Klein		
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>
	Robert Powell	X	
	John Sucharzewski (Alternate)	Excused	
	Chauntel Gilliland	X	
	Gina Minessale	Excused	
	Gregory Gordon	Excused	
	Brian King	X	
	R. Andre Klein	X	
	Larry Charbonneau	X	
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>			

## DECISION FORM:

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	June 29 <sup>th</sup> 2021
<b>APPLICATION NUMBER:</b>	2021-81P
<b>NAME:</b>	Edward Grady
<b>PROJECT ADDRESS:</b>	980 Point Road
<b>TAX MAP NUMBER:</b>	21.6-1-2.000/21.6-1-1.000
<b>REQUEST FOR APPLICATION FOR:</b>	Subdivision

<b>PROPOSED MOTION:</b>	<b>A motion was made to table the application of the subdivision to July 27<sup>th</sup> 2021, requesting more information including septic, dimensions of the house and setback from the new proposed property line.</b>		
<b>MOTION MADE BY:</b>	Larry Charbonneau		
<b>MOTION SECONDED BY:</b>	Brian King		
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>
	Robert Powell	X	
	John Sucharzewski (Alternate)	Excused	
	Chauntel Gilliland	X	
	Gina Minessale	Excused	
	Gregory Gordon	Excused	
	Brian King	X	
	R. Andre Klein	X	
	Larry Charbonneau	X	
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>			

## DECISION FORM:

<b>BOARD:</b>	Planning Board
<b>DATE OF MEETING:</b>	June 29 <sup>th</sup> 2021
<b>APPLICATION NUMBER:</b>	2021-82P
<b>NAME:</b>	Patrick Maloney
<b>PROJECT ADDRESS:</b>	375 Farrell Road
<b>TAX MAP NUMBER:</b>	21.17-1-30.000
<b>REQUEST FOR APPLICATION FOR:</b>	Pole Barn

<b>PROPOSED MOTION:</b>	<b>A motion was made to approve the construction of a 36' x 28' pole barn.</b>		
<b>MOTION MADE BY:</b>	Rob Powell		
<b>MOTION SECONDED BY:</b>	Larry Charbonneau		
<b>MEMBER VOTE:</b>	<b>MEMBER NAME:</b>	<b>YES</b>	<b>NO</b>
	Robert Powell	X	
	John Sucharzewski (Alternate)	Excused	
	Chauntel Gilliland	X	
	Gina Minessale	Excused	
	Gregory Gordon	Excused	
	Brian King	X	
	R. Andre Klein	X	
	Larry Charbonneau	X	
<b>SIGNATURE OF PLANNING CHAIRMAN:</b>			