



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES PLANNING BOARD MEETING DATE: June 27th, 2017 at 7:00 PM LOCATION: Willsboro Town Hall

Present: Chairman, William Bardeen Board Members: Wayne Feeley, Tess Grubb, John Sucharzewski, Robert Powell, James Leibeck

Member of the Public: Douglas Rock (Codes Enforcement Officer), Fred Keil

Vice Chairman Bardeen called the meeting to order at 7:00 pm

MINUTES:

Bardeen called for a motion to approve the May 2017 Planning Board Meeting Minutes. Bardeen moved. Feeley seconded. All in favor and motion carried.

PUBLIC HEARING: No Public Hearing

NEW BUSINESS:

Application No's 2714 & 2715--Anna, Dan, Albert & Lois Herbert—1502 Reber Road & Reber Road—30.2-2-29.000(LOT 2) & 30.2-1-19.030(LOT 1)—LC- W District--- New Year Round Residence

Doug stated that the Herbert's decided to defer the case until they have further news from the APA. The board has decided to table the Herbert cases until further actions are taken by Mark Hall or the Herbert's.

Application No. 2728---Adele & Anthony Galioto---433 Corlear Drive ---11-17-1-77.000—RL-1 District---1 Room Addition

Rob Powell conducted a very brief site plan review that indicated no issues with the project. Doug was asked by the board to give a brief description of this application. Doug explained that the project is as simple as you can get, they are adding a room that an architect designed so it blends in nicely with the surroundings. Doug mentions there are no non-conformities about the project. He sees no issues and his recommendation is to approve it with no public hearing necessary. Powell reviewed his site plan review criteria form which indicated no issues with the 12'x12' structure**. Sucharzewski asked with the new bedroom addition will the current septic be sufficient, Mr. Keil said with the 1000 gallon septic that is currently there it will be more than adequate.

(Feeley/Powell) A motion was made, and seconded, to grant the site plan review for the Galioto 1 room addition. All in favor and the motion carried. **

Discussion: Powell brought up the appearance of the town, and one of the major things that were brought up is the Spooner property across from the Hardware store. Powell mentioned all the steps that need to be taken and Doug stated all of this has already been done and now it is in the Town Board's hands. Powell would like the planning board to ask the Town Board that this be acted upon. The property owner agrees that it should be demolished. The property is up for tax auction this year. Sucharzewski asked who assumes the cost of demolition. Doug replied it could go back on the owner but the owner of the property is not paying their taxes so the Town will eventually be assuming those costs. Also Doug and the board talked about the actions already taken by Doug to get this property fixed and what has been already been brought up to the Town Board. Powell mentioned the state building code and the penalties and fines that are associated with this code. Doug stated that most courts/legal systems do not take this kind of situation seriously. Bardeen's recommendation is to do some research on what is already been communicated with the Town Board and what has been done, then to write a letter in support of whatever action the board can take to begin the demolition process and the appropriate reasons why. Grubb suggested drafting a letter after doing the research so they can present to the board the history of property and that everyone on the planning board attend the Town Board meeting. Grubb is going to write the letter and Powell will be doing the research.

(Powel/Feeley) A motion was made, and seconded, that the planning board recommend to the Town Board that the problem with the Spooner building be resolved as soon as possible.

OLD BUSINESS: No Old Business

ADJOURNMENT:

Chairman Bardeen called for a motion to adjourn the meeting at 7:58 pm. Feeley moved to adjourn. Leibeck seconded. All in favor, motion carried.

** Attached is the Site Plan Review Criteria Form and it can also be found at the Town Hall

Respectfully Submitted

Codia Crandall
Secretary for Planning and Zoning Board

Name: Adele & Anthony Galioto

Application No. 2728

Date: June 16th, 2017

1. **Location, arrangement, size, design, and general site compatibility of buildings, lighting, and signs.**
A very modest addition to an existing residential building. The addition meets all setbacks. There is no lighting or signs.
2. **Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls.**
N/A
3. **Location, arrangement, appearance, and sufficiency of off-street parking and loading.**
N/A
4. **Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.**
N/A
5. **Adequacy of storm water and drainage facilities.**
The 12'x12' structure will have little impact upon storm water of drainage facilities
6. **Adequacy of water supply and sewage disposal facilities.**
There will be no increase in water or sewage usage.
7. **Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.**
Existing vegetation is adequate.
8. **Adequacy of fire lanes and other emergency zones and t provision of fire hydrants.**
N/A
9. **Special attention to the adequacy and impact of structures, roadways, and landscaping in areas susceptible to ponding, flooding, and/or erosion.**
This will have no effect on ponding, flooding or erosion
10. **Overall impact on the neighborhood including compatibility of design consideration.**
This will have no impact
11. **Impact on the natural environment, historical site significance, predominant local land use, cultural significance, and dominant architectural style.**
This will have no impact