



TOWN OF WILLSBORO

OFFICE OF THE SECRETARY FOR PLANNING AND ZONING BOARD

MINUTES PLANNING BOARD MEETING DATE: February 28th, 2017 at 7:00 PM LOCATION: Willsboro Town Hall

Present: Chairman, Robert DeMello, Board Members: Wayne Feeley, James Leibeck, William Bardeen, Robert Powell

Absent: Tess Grub

Member of the Public: Lorilee Sheehan, Gregg Gordon, James Morse, Kevin Hall, John & Allison Sucharzewski, 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 December 2016 Planning Board Meeting Minutes. Bardeen moved. Feeley seconded. All in favor and the motion carried.

PUBLIC HEARING: No Public Hearing

NEW BUSINESS:

Application No. 2688: John & Allison Sucharzewski, 286 Corlear Drive, Zoning District: RL-1, garage with additional living space on second floor.*

Applicants seek to build a detached, 2-car garage with living space above. Living space would include bedroom, great room, kitchen and bathroom. The application submitted stated that plans were preliminary. A site plan was provided but elevation drawings of the proposed structure were not provided ahead of time. The Planning Board took that to mean that the applicant sought a pre-submission conference only. At the meeting the applicants stated that they sought approval for their plans, not a pre-submission conference. Applicant then provided the Planning Board with elevation drawings of the proposed structure and the Planning Board agreed to conduct a site plan review. Lot size is 0.78 acres. Lot currently has a single family residence and a shed. The proposed garage is 27' x 31'; would be 2 stories tall; and, in addition, would have a covered external stairway. The second story is to be used as living space. The garage is to be placed in the back yard. The garage would be 10' from the southern side yard property line.

The lot currently contains:

- House foot print: 832 Sq ft, living area: 1300 Sq ft
- Deck 312 Sq ft

- Shed 100 Sq ft

Proposed new structure: 873 Sq ft, plus covered external stairway.

There was discussion whether the proposed project was a single-family dwelling or a garage with guest cottage above. Another single-family dwelling on the lot would not be allowed (Zoning law, 4.22). A guest cottage is a valid accessory structure and would be allowed.

The Planning Board asked the applicants if they had considered an addition to their house instead of a detached building since this would avoid the possibility of two single-family dwellings on one lot. Applicants stated that an addition to their house was not feasible. The board members have some concerns on to what may happen in the future. Some suggestions were made as to some changes that could be made to make this build comply with the definition of guest cottage and to avoid the possibility of the two-single family dwellings on one lot.

The Zoning Law recognizes guest cottage as a valid accessory structure, but places limits on its size and use (see definition of Guest Cottage in the Zoning Law). Specifically a guest cottage:

1. Is for occasional use only, that is, not more than 150 days per year
2. Is to be used only by guests of the residents of the single-family dwelling
3. May not be rented out separately from the single-family dwelling
4. Contains one-half or less of the enclosed floor space of the associated Single Family Dwelling.

That is at most 578 sq ft since the living area of the single-family dwelling is 1156 sq ft.

Applicants stated that they intended to comply with these limitations except for number 4 above. Their plans call for a guest cottage of 837 sq ft. They also noted that a similar structure was recently built at 51 Corlear Drive. The board clarified that the structure at 51 Corlear (a) was smaller, only 24' by 24'; (b) was only 1½ stories tall; (c) had office space on the second floor; (d) had a half-bath, not a full bath, (e) had no bedroom; and (f) had no kitchen. The structure at 51 Corlear is therefore different because it cannot be used as a separate single-family dwelling. The Planning Board also noted that a Public Hearing was held before the project at 51 Corlear Drive was approved and that those who attended the Public Hearing largely approved of the project.

Board members have some concerns on to what may happen in the future. Some suggestions were made as to some changes that could be made to make this build comply with the definition of guest cottage.

Bardeen called for a motion to approve the application for a 2 story accessory building (garage and guest quarters above) as modified to make the proposed guest quarters no larger than one-half of the living space of the main living structure. If the applicant desires to build out the guest quarters larger than the ½ test they will be required to obtain a variance. Powell seconded. All in favor. Motion carried.

Application No. 2692: Lorilee Sheehan, 127 Corlear Drive, Zoning District: RL-1, In-ground swimming pool in place of a portion of an existing basketball court.*

Applicant seeks to install a 36'x16' in-ground swimming pool in the front yard (between the house and the road) on a water-front lot. A pool deck of impervious material would surround the pool. The location of the proposed swimming pool is currently a basketball court. A portion of the basketball court would be removed for the swimming pool and deck. Setback from road and side property lines appears to be conforming; however, lot area coverage appears non-conforming. Lot is nominally 100' x 200' (20,000 sq ft, 0.40 acres). According to tax records, the lot contains:

- House 1456 sq ft

- Uncovered porch 569 sqft
- Shed 192 sqft
- Garage 768 sqft
- Asphalt basketball court 1500 sqft

It is unclear in the new Zoning Law whether the basketball court should be counted toward lot area coverage. On 2/21/2017 the Zoning Board of Appeals determined that a basketball court is not considered part of the "lot coverage" that is subject to a 15% limit.

Bardeen called for a motion to approve the site plan for a 36'x16' pool surrounded by an impervious deck. The approval is subject to the following conditions:

Conditions:

1. The project must conform to provisions of the Town of Willsboro Zoning Law, except for any variances granted by the Zoning Board of Appeals.
2. The project must adhere to all safety and health provisions of applicable laws regarding swimming pools.

Because:

1. This approval does not grant the applicant the right to violate provisions of the Willsboro Zoning Law unless authorized by the Zoning Board of Appeals.
2. This approval does not grant the applicant the right to violate provisions of laws governing the safety and health of people.
3. The change has minimum impact on the amount of the lot that is covered by impervious surfaces.
4. The change has no impact on automobile or pedestrian traffic.
5. Despite the high portion of the lot covered with impervious surfaces, there is no evidence that stormwater runoff has ever caused problems with erosion.
6. Other evaluation criteria are either not applicable or acceptable.

Seconded by Feeley. All in Favor. Motion Carried.

Application No. 2691: Margaret A. Hauser, 251-253 Corlear Drive, Zoning District: RL-1, Minor Divison.*

Applicant seeks to adjust the boundary between two lots that are owned by her. The adjustment would add 10' of shoreline to one lot and reduce the shoreline of the other lot by 10'. Applicant also seeks to merge two lots. More specifically, the lots involved are:

- Lot 1: Hauser, 21.5-1-23.000, 251 Corlear Drive, 87' of shoreline, 0.3 acres
- Lot 2: Hauser, 21.5-1-22.000, 253 Corlear Drive, 121' of shoreline, 0.34 acres
- Lot 3: Hauser, 21.5-1-71.122, Lot3 is unnumbered but lies between Corlear Drive and the lots at 241, 243, 245, 247 249 251 253 255 and 257 Corlear Drive, effectively making those lots landlocked, 1.6 acres. Representative for applicant stated that landlocked lots have deeded easements for driveways.

Applicant proposes to transfer approximately 0.02 acres from lot 2 to lot 1. Lot 1 and lot 2 are next to each other and share a common boundary. Both lots are undersized for the RL-1 district but the transfer is small and will slightly increase the size of the smaller lot while slightly decreasing the size of the larger lot.

Applicant also proposes to merge lot 1 and lot 3. Planning Board approval is not needed for the merging of lots.

DeMello called for a motion to approve the Minor Division which will transfer approximately 0.02 acres of lot 2, currently owned by Hauser (21.5-1-22.000) to lot 1, also currently owned by Hauser (21.5-1-23.000)

Because:

1. The proposed adjustment makes no nonconforming buildings any worse.
2. The transfer is small.
3. The larger lot will become more non-conforming. The smaller lot will become less non-conforming. The slight negative impact on lot 2 is balance by a positive impact on lot1.
4. The proposed adjustments create no new building lots.
5. The proposed adjustments have no negative impact on the area.

Seconded by Bardeen. All in Favor. Motion Carried.

Application No. 2684: Mr. Kermit Lavigne (owner: HUI LLC), 3922 NYS Rte 22, Suite 2A, Zoning District: H-C-1, Change of Use; from restaurant to Healing Waters Church of God (place of worship).

Applicant has applied for a special use permit. A special use permit requires a public hearing.

Bardeen made a motion to move this application to a public hearing. Seconded by Powell. All in Favor. Motion Carried.

Application No. 2687: Lisa Imobersteg, 111 Corlear Drive, Zoning District: RL-1, Garage & Storage plus 2 parking spaces.*

Applicant proposes to build a 2-car garage on a lakeside lot. Lot size is 100 (waterfront) x 185 feet. The existing house has a footprint of 1213 sq ft. The proposed garage is 980 sq ft. Total coverage would be 2193 sq ft. Maximum allowed lot coverage (15%) is 2775 sq ft. Front, rear and side setbacks appear adequate.

Powell called for a motion to move the site plan for a 980 sq ft, single-story garage be accepted as presented, or substantially similar to the plans presented, subject to the following conditions:

Conditions:

3. The project must conform to provisions of the Town of Willsboro Zoning Law, except for any variances granted by the Zoning Board of Appeals.
4. Gutters and/or drains and/or gravel under eaves or equivalent are required to prevent soil erosion from rainwater running off the roof of the new structure.
5. Approval of the Willsboro Highway Department is required.

Because:

1. This approval does not grant the applicant the right to violate provisions of the Willsboro Zoning Law unless authorized by the Zoning Board of Appeals.
2. The proposed garage is consistent with other garages in the area.
3. Lot coverage with the new garage will not exceed the allowed maximum.
4. The Planning Board wishes to prevent erosion and the runoff of soil into Lake Champlain.
5. The proposed garage will create a new driveway on a Town road.
6. Other evaluation criteria are either not applicable or are acceptable.

Seconded by Feeley. All in favor. Motion carried.

*Attached are the site plan review criteria for the applicants above

OLD BUSINESS: No Old Business

ADJOURNMENT:

Chairman DeMello called for a motion to adjourn the meeting at 8:34 pm. Bardeen moved to adjourn. Feeley seconded. All in favor, motion carried.

Respectfully Submitted

Codia Crandall
Secretary for Planning and Zoning Board

Site Plan Review Criteria

Name: John & Alison Sucharewski	Application No. 2688	Date: 2/28/2017
Address: 286 Corlear Dr. 21.5-1-69.200	Zoning District: RL-1	

Description: Applicants seek to build a detached, 2-car garage with living space above. Living space would include bedroom, great room, kitchen and bathroom. The application submitted stated that plans were preliminary. A site plan was provided but elevation drawings of the proposed structure were not provided ahead of time. The Planning Board took that to mean that the applicant sought a pre-submission conference only. At the meeting the applicants stated that they sought approval for their plans, not a pre-submission conference. Applicant then provided the Planning Board with elevation drawings of the proposed structure and the Planning Board agreed to conduct a site plan review.

Lot size is 0.78 acres. Lot currently has a single family residence and a shed. The proposed garage is 27' x 31'; would be 2 stories tall; and, in addition, would have a covered external stairway. The second story is to be used as living space. The garage is to be placed in the back yard. The garage would be 10' from the southern side yard property line.

The lot currently contains:

- House foot print: 832 sq Ft, living area: 1300sq ft
- Deck 312 sq ft
- Shed 100 sq ft

Proposed new structure: 873 sq ft, plus covered external stairway.

There was discussion whether the proposed project was a single-family dwelling or a garage with guest cottage above. Another single-family dwelling on the lot would not be allowed (Zoning law, 4.22). A guest cottage is a valid accessory structure and would be allowed.

The Planning Board asked the applicants if they had considered an addition to their house instead of a detached building since this would avoid the possibility of two single-family dwellings on one lot. Applicants stated that an addition to their house was not feasible.

The Zoning Law recognizes guest cottage as a valid accessory structure, but places limits on its size and use (see definition of Guest Cottage in the Zoning Law). Specifically a guest cottage:

1. Is for occasional use only, that is, not more than 150 days per year
2. Is to be used only by guests of the residents of the single-family dwelling
3. May not be rented out separately from the single-family dwelling
4. Contains one-half or less of the enclosed floor space of the associated Single Family Dwelling. That is at most 578 sq ft since the living area of the single-family dwelling is 1156 sq ft.

Applicants stated that they intended to comply with these limitations except for number 4 above. Their plans call for a guest cottage of 837 sq ft. They also noted that a similar structure was recently built at 51 Corlear Drive. The board clarified that the structure at 51 Corlear (a) was smaller, only 24' by 24'; (b) was only 1½ stories tall; (c) had office space on the second floor; (d) had a half-bath, not a full bath, (e) had no bedroom; and (f) had no kitchen. The structure at 51 Corlear is therefore different because it cannot be used as a separate single-family dwelling. The Planning Board also noted that a Public Hearing was

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held before the project at 51 Corlear Drive was approved and that those who attended the Public Hearing largely approved of the project.

Location, arrangement, size, design, and general site compatibility of buildings, lighting, and signs.

The proposed building would be two stories tall and would be placed close to a side property line. A 10-foot setback is required. A two story building only 10 feet from the neighboring property could be quite imposing; however, the location is well back from the road and adjacent to the rear yard of the adjacent lot.

Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls.

No impact on area traffic

Location, arrangement, appearance and sufficiency of off-street parking and loading.

Off-street parking is adequate.

Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

No impact on pedestrian traffic.

Adequacy of storm water and drainage facilities.

Site is fairly flat. There is currently no evidence of erosion. Gutters and/or drains and/or gravel under eaves or equivalent, should be sufficient to prevent soil erosion from rainwater running off the roof of the new structure. During construction standard erosion control measures should be adequate.

Adequacy of water supply and sewage disposal facilities.

Site has public water and private septic system. The septic system does not appear adequate for the addition of another bedroom.

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.

No special landscaping or noise buffers are needed.

Adequacy of fire lanes and other emergency zones and to provision of fire hydrants.

Area roads are narrow but are paved, maintained, plowed, and open to traffic year around. No new roads are required.

Special attention to the adequacy and impact of structures, roadways, and landscaping in areas susceptible to ponding, flooding, and/or erosion.

Less than one acre is being disturbed therefore no formal drainage plan is required. There is no evidence that ponding has been an issue. The new structure will not significantly impact that situation. The building site appears well above the mean high water mark.

Overall impact on the neighborhood including compatibility of design consideration.

A two story structure close to the adjacent property may be quite imposing. The fact that the structure will be placed well back from the road, well in the rear yard, and next to the rear yard of the neighboring

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lot makes it less imposing.

Impact on the natural environment, historical site significance, predominant local land use, cultural significance, and dominant architectural style.

Proposed structure will have minimal impact on natural environment. Not a historically significant site. There are no known factors of cultural significance. The area has a mix of seasonal and year-round homes of various sizes. Architectural style and size of the proposed structure is consistent with other structures in the area.

Other

Motion made by: Bill Bardeen

Motion seconded by: Robert Powell

Motion: Move to approve the application for a 2 story accessory building (garage and guest quarters above) as modified to make the proposed guest quarters no larger than one-half of the living space of the main living structure. If the applicant desires to build out the guest quarters larger than the ½ test they will be required to obtain a variance.

Vote: All voted in favor and the motion passed unanimously.

Site Plan Review Criteria

Name: Lorilee Sheehan	Application No. 2680 (variance) 2692 (site plan review)	Date: 2/28/2017
Address: 127 Corlear Dr	Zoning District: RL-1	

Description: Applicant seeks to install a 36'x16' in-ground swimming pool in the front yard (between the house and the road) on a water-front lot. A pool deck of impervious material would surround the pool. The location of the proposed swimming pool is currently a basketball court. A portion of the basketball court would be removed for the swimming pool and deck. Setback from road and side property lines appears to be conforming; however, lot area coverage appears non-conforming. Lot is nominally 100' x 200' (20,000 sqft, 0.40 acres). According to tax records, the lot contains:

- House 1456 sq ft
- Uncovered porch 569 sq ft
- Shed 192 sq ft
- Garage 768 sq ft
- Asphalt basketball court 1500 sq ft

It is unclear in the new Zoning Law whether the basketball court should be counted toward lot area coverage. On 2/21/2017 the Zoning Board of Appeals determined that a basketball court is not considered part of the "lot coverage" that is subject to a 15% limit.

Location, arrangement, size, design, and general site compatibility of buildings, lighting, and signs.

Pool would be largely shielded from the road by a garage. Pool will not be visible from the lake. Swimming pools are uncommon in the area; however there are a few other instances of pools on Willsboro Point. The Town's Comprehensive Plan encourages exercise and physical activity.

The following assumes that the basketball court counts toward lot area coverage. Swimming pools are excluded from lot area coverage (see definition of Lot Coverage in the Zoning Law). The pool will decrease lot coverage since it replaces portions of the basketball court. The portion of the pool deck that overlays the basketball court will have no impact on lot coverage. The portion of the pool deck that extends beyond the basketball court will increase lot coverage. The total result is approximately no change in lot coverage.

Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls.

No impact on area traffic.

Location, arrangement, appearance and sufficiency of off-street parking and loading.

Off street parking is adequate for a single-family home.

Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

No impact on pedestrian traffic.

Adequacy of storm water and drainage facilities.

A significant portion of the lot is covered by impervious structures or surfaces however, there have been no erosion problems in the past and there is no evidence of erosion problems.

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Mr. Powell expressed the opinion that the Zoning Law should have a limit on the portion of a lot that can be covered with impervious surfaces. Mr. Bardeen noted that the Zoning Law was recently updated and that issue was discussed but a decision had been made to not include such a limit in the new Zoning Law. The old Zoning Ordinance also had no such limit.

Adequacy of water supply and sewage disposal facilities.

Lot has public water. Since much of the lot is covered by impervious surfaces, the leach field for the septic system has been placed across the street from the property on a lot also owned by the applicant. Both water supply and septic system appear adequate. The proposed change will have no impact on the septic system. The Town has special provisions for filling a swimming pool using the public water supply.

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.

Site is consistent with other properties in the neighborhood. No special vegetation or noise buffers are required.

Adequacy of fire lanes and other emergency zones and to provision of fire hydrants.

The site is accessed by a two-lane paved town road. No new roads or driveways are required.

Special attention to the adequacy and impact of structures, roadways, and landscaping in areas susceptible to ponding, flooding, and/or erosion.

Less than one acre is being disturbed therefore no formal drainage plan is required. There is no evidence that ponding has been an issue. The new structure will not significantly impact that situation. The building site appears well above the mean high water mark.

Overall impact on the neighborhood including compatibility of design consideration.

Swimming pools are uncommon in the area; however there are a few other instances of pools on Willsboro Point. A swimming pool will have minimum impact on the neighborhood.

Impact on the natural environment, historical site significance, predominant local land use, cultural significance, and dominant architectural style.

Proposed structure will have minimal impact on the portion of the lot covered by impervious surfaces. Not a historically significant site. Proposed use is consistent with neighboring uses. There are no known factors of cultural significance.

Other

Motion made by: Bill Bardeen

Motion seconded by: Wayne Feeley

Motion: Move to approve the site plan for a 36'x16' pool surrounded by an impervious deck. The approval is subject to the following condition(s):

Conditions:

Site Plan Review Criteria

1. The project must conform to provisions of the Town of Willsboro Zoning Law, except for any variances granted by the Zoning Board of Appeals.
2. The project must adhere to all safety and health provisions of applicable laws regarding swimming pools.

Because:

1. This approval does not grant the applicant the right to violate provisions of the Willsboro Zoning Law unless authorized by the Zoning Board of Appeals.
2. This approval does not grant the applicant the right to violate provisions of laws governing the safety and health of people.
3. The change has minimum impact on the amount of the lot that is covered by impervious surfaces.
4. The change has no impact on automobile or pedestrian traffic.
5. Despite the high portion of the lot covered with impervious surfaces, there is no evidence that storm water runoff has ever caused problems with erosion.
6. Other evaluation criteria are either not applicable or acceptable.

Vote: All voted in favor and the motion passed unanimously.

Minor Division (Boundary Line Adjustment) Criteria

Name: Margaret Hauser	Application No. 2691	Date: 2/28/2017
Address: 251 Corlear Dr 253 Corlear Dr Corlear Dr	Zoning District: RL-1	

Description: Applicant seeks to adjust the boundary between two lots that are owned by her. The adjustment would add 10' of shoreline to one lot and reduce the shoreline of the other lot by 10'. Applicant also seeks to merge two lots. More specifically, the lots involved are:

Lot1: Hauser, 21.5-1-23.000, 251 Corlear Drive, 87' of shoreline, 0.3 acres

Lot2: Hauser, 21.5-1-22.000, 253 Corlear Drive, 121' of shoreline, 0.34 acres

Lot3: Hauser, 21.5-1-71.122, Lot3 is unnumbered but lies between Corlear Drive and the lots at 241, 243, 245, 247 249 251 253 255 and 257 Corlear Drive, effectively making those lots landlocked, 1.6 acres. Representative for applicant stated that landlocked lots have deeded easements for driveways.

Applicant proposes to transfer approximately 0.02 acres from lot2 to lot1. Lot1 and lot2 are next to each other and share a common boundary. Both lots are undersized for the RL-1 district but the transfer is small and will slightly increase the size of the smaller lot while slightly decreasing the size of the larger lot.

Applicant also proposes to merge lot1 and lot3. Planning Board approval is not needed for the merging of lots.

Not adversely affect the development of the community

The transfer of land from lot2 to lot1 has no impact on the surrounding properties. Merging of lot1 and lot3 will have no impact on surrounding properties provided the driveway easements for landlocked properties remain in place.

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 will make no non-conforming building more non-conforming. Lot1 will be made slightly larger (less non-conforming) and lot2 will be made slightly smaller (more non-conforming). However, the transfer is small and will tend to equalize the size of the lots.

No new building lot is created.

No new building lot is created. There are two lots before the boundary adjustment and there will be two lots after the adjustment.

Does not adversely affect the remainder of the parcel

The transfer is small and will have no significant impact on the remainder of the parcels.

Does not adversely affect adjoining property.

Minor Division (Boundary Line Adjustment) Criteria

The transfer involves only the boundary shared by lot1 and lot2. Adjoining properties are not impacted. Merging of lot1 and lot3 will have no impact on surrounding properties provided the driveway easements for landlocked properties remain in place.

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

Complies.

Other

Motion made by: DeMello

Motion seconded by: Bardeen

Motion: Move to approve the Minor Division which will transfer approximately 0.02 acres of lot2, currently owned by Hauser (21.5-1-22.000), to lot1, also currently owned by Hauser (21.5-1-23.000).

Because:

1. The proposed adjustment makes no nonconforming buildings any worse.
2. The transfer is small.
3. The larger lot will become more non-conforming. The smaller lot will become less non-conforming. The slight negative impact on lot2 is balance by a positive impact on lot1.
4. The proposed adjustments create no new building lots.
5. The proposed adjustments have no negative impact on the area.

Vote: All voted in favor and the motion passed unanimously.

Site Plan Review Criteria

Name: Imobersteg	Application No. 2687	Date: 2/28/2017
Address: 111 Corlear Dr. 21.9-2-2.100	Zoning District: RL-1	

Description: Applicant proposes to build a 2-car garage on a lakeside lot. Lot size is 100 (waterfront) x 185 feet. The existing house has a footprint of 1213 sqft. The proposed garage is 980 sqft. Total coverage would be 2193 sqft. Maximum allowed lot coverage (15%) is 2775 sqft. Front, rear and side setbacks appear adequate.

Location, arrangement, size, design, and general site compatibility of buildings, lighting, and signs.

Garage is being placed close to the road which is typical in the area. Design and size are comparable with other garages in the area.

Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls.

The proposed garage should have minimal impact on traffic in the area. However, a new driveway is being proposed on a town road. Therefore approval of the town Highway Department should be sought.

Location, arrangement, appearance and sufficiency of off-street parking and loading.

Off street parking for at least two cars is required and is being provided.

Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

The proposed garage will have no impact on pedestrian traffic in the area.

Adequacy of stormwater and drainage facilities.

There is currently no evidence of erosion. Gutters and/or drains and/or gravel under eaves or equivalent, should be sufficient to prevent soil erosion from rainwater running off the roof of the new structure. During construction standard erosion control measures should be adequate.

Adequacy of water supply and sewage disposal facilities.

The property has access to the Town's public water supply. The existing septic system is relatively new and appears adequate.

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.

Site is consistent with other properties in the neighborhood. No special vegetation or noise buffers are required.

Adequacy of fire lanes and other emergency zones and to provision of fire hydrants.

Area roads are narrow but are maintained, plowed, and open to traffic year around. No new roads are required.

Special attention to the adequacy and impact of structures, roadways, and landscaping in areas susceptible to ponding, flooding, and/or erosion.

Less than one acre is being disturbed therefore no formal drainage plan is required. There is no evidence

Site Plan Review Criteria

that ponding has been an issue. The new structure will not significantly impact that situation. The building site appears well above the mean high water mark.

Overall impact on the neighborhood including compatibility of design consideration.

It is common in the area to have a detached garage near the street on lakeside lots.

Impact on the natural environment, historical site significance, predominant local land use, cultural significance, and dominant architectural style.

Proposed structure will have minimal impact on natural environment. Not a historically significant site. Proposed use is consistent with neighboring uses. There are no known factors of cultural significance. The area has a mix of seasonal and year-round homes of various sizes. Architectural style and size of the proposed structure is consistent with other structures in the area.

Other

Motion made by: Rob Powell

Motion seconded by: Wayne Feeley

Motion: Move that the site plan for a 980 sq ft, single-story garage be accepted as presented, or substantially similar to the plans presented, subject to the following conditions:

Conditions:

1. The project must conform to provisions of the Town of Willsboro Zoning Law, except for any variances granted by the Zoning Board of Appeals.
2. Gutters and/or drains and/or gravel under eaves or equivalent are required to prevent soil erosion from rainwater running off the roof of the new structure.
3. Approval of the Willsboro Highway Department is required.

Because:

1. This approval does not grant the applicant the right to violate provisions of the Willsboro Zoning Law unless authorized by the Zoning Board of Appeals.
2. The proposed garage is consistent with other garages in the area.
3. Lot coverage with the new garage will not exceed the allowed maximum.
4. The Planning Board wishes to prevent erosion and the runoff of soil into Lake Champlain.
5. The proposed garage will create a new driveway on a Town road.
6. Other evaluation criteria are either not applicable or are acceptable.

Vote: All voted in favor and the motion was passed unanimously.