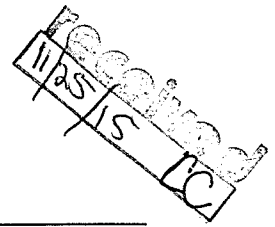


TOWN OF WILLSBORO
LOCAL GOVERNMENT OFFICES



TOWN OF WILLSBORO
PLANNING BOARD MEETING
NOVEMBER 24TH, 2015 AT 7:00PM – WILLSBORO TOWN HALL

MINUTES

(Powell/Bardeen) A motion was made, and seconded, to approve the September 2015 Planning Board meeting minutes. All voted in favor and the motion carried.

NEW BUSINESS

2541 - Benedict Subdivision - Route 22 - 31.13-6-9.100 - HC-1 – 3-Lot Minor Subdivision

Mr. Powell noted that he visited the site. He noted that there is a high water table, but that he did not see any perc test results. Mr. Benedict noted that Zebra Tech did the testing last week, but that the report is not yet completed. Mr. Powell noted that the board will need the perc results in order to approve the proposed subdivision.

Mr. deMello asked about wetlands on the property. Mr. Benedict noted that there are no wetlands as indicated by the Adirondack Park Agency. He noted that the park agency visited the site and determined that there were no wetlands. Mr. deMello asked about the landlocked parcel proposed. Mr. Benedict stated that the right of way would be the access-way for the lots. Mr. deMello noted that he is concerned about the properties being subdivided in the future, once sold. He noted that the board, in the past, has requested that the owner place a stipulation in the deed requiring that no further subdivision take place for 10 years. Mr. deMello asked who would own the right of way. He asked who would be responsible for maintenance. Mr. Bardeen asked if this could become a town road. Mr. deMello noted that he does not think that the town would want it. He noted that he is not sure of the best scenario for ownership. Mr. Benedict discussed Lee Way as an example of a shared right of way. Mr. deMello noted that there is a potential for 18 lots in that district. Mr. Benedict noted that he does not feel that that would be conducive to the septic systems. He also noted that he is a firm believer in big lot size. Mr. Powell suggested that Mr. Benedict look into raised septic systems due to the water table. Mr. deMello asked who owned the landlocked lots that are nearby the property.

The board noted that they will need the perc test results to be submitted in order to hear the case at the December meeting.

(deMello/Bardeen) Motion was made to move the case to public hearing if the perc test results are provided. The board noted that the report will need to be submitted before the public notice is sent out (Dec. 9th). All voted in favor and the motion carried.

CONCERNS/INFORMATION

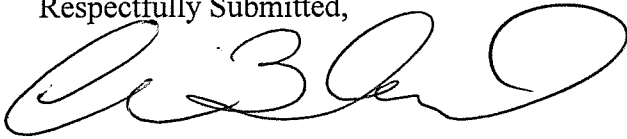
Membership – Chairman Caveney made note of his letter of resignation from his position as Chairman and a board member on the Planning Board. He thanked everyone for their efforts to-date to help.

Chairman Caveney suggested that the Vice Chairman (Robert deMello) be selected as Chairman. The board voted unanimously to have it reviewed by the Town Board.

ADJOURNMENT

(Bardeen/Garvey) A motion was made, and seconded, to adjourn the meeting. All voted in favor and the motion carried.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'A. Blanchard', written in a cursive style.

Ashley R. Blanchard
Planning Board Secretary

TOWN OF WILLSBORO
PLANNING BOARD MEETING
NOVEMBER 24, 2015

SIGN-IN SHEET

Ricky Benedict - Benedict Subdivision

Doug Rock - Code Enforcement Office
T.O.W.