

Town of Willsboro
LOCAL GOVERNMENT OFFICES

**Town of Willsboro
Planning Board
Meeting
May 24, 2016 at 7:00 pm – Willsboro Visitor Center**

ATTENDANCE: Bardeen, de Mello, Feeley, Liebeck, Powell, Grubb

MEMBERS OF THE PUBLIC: Mr. and Mrs. Mark McGill, Patricia Schwennker

The meeting was called to order at 7:00 PM.

MINUTES

Minutes of the April 2016 meeting were not available.

McGill

Site Plan Review Criteria

Name: McGill	Application No.	Date: 5/24/2016
Address: 51 Corlear Dr	Zoning District: RL-1	

Description: Build a 1½ story garage, size 24 by 24 feet. The second floor of the garage will have an office and half bath. There will be no new bedrooms. Proposed garage is set back 25 feet from the road (50 feet is required). Side yard setbacks are 13 feet each (10 is required). Lot coverage with new garage will be 15% (max allowed is 15%).

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

- Proposed garage is taller than many other garages in the area. However there are other 2 story garages nearby (eg. 75 Corlear, 128 Corlear, 135 Corlear, across from 211 Corlear, 354 Corlear). Building site meets all area requirements of the zoning district except front yard setback. The building site is waterfront. **Because the garage will be taller than most others, a public hearing is to be held (6/28/2016) to hear concerns those neighbors may have.**
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- **The McGill's will be added to the agenda for the next ZBA meeting (June 21, 2016) to apply for a variance for the front yard setback if Zoning Officer Rock determines one is needed.**

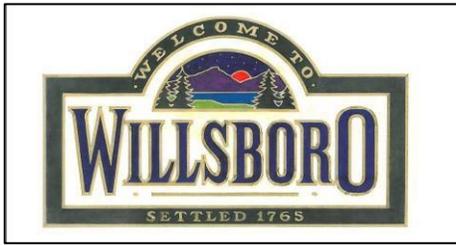
Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls.

- This garage will not add significantly to area traffic.

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

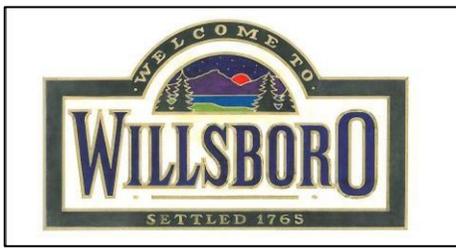


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intersections with vehicular traffic and overall pedestrian convenience.

- This garage will not change existing pedestrian, access, circulation, etc.

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Adequacy of storm water and drainage facilities.

- The lot rises fairly steeply from the lake to the street. The rise in elevation continues across the street. A concern is that, during a heavy rain storm, storm water from across the street will combine with storm water from the lot itself; and that the new garage may divert the combined flow aggravating erosion. However, inspection of the lot and the land across the street from the lot revealed that a ditch, already in place, will not permit storm water from across the street to reach the applicant's lot. That ditch channels storm water to a culvert well south of the applicant's lot from which it flows into the lake. Since less than one acre is being disturbed no formal storm water drainage plan is required. And since storm water flow is apparently not aggravated by any rain that falls across the street from the applicant's lot, 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. Nearby structures on similar lots show no evidence of problems with erosion. 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 has a 1000 gallon septic tank.

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.

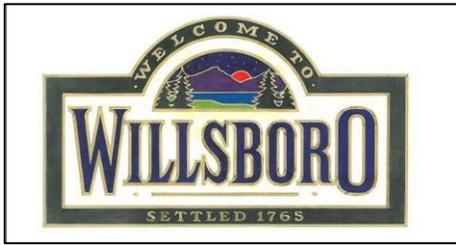
Special attention to the adequacy and impact of structures, roadways, and landscaping in areas susceptible to ponding, flooding, and/or erosion.

- Less than one acre is being disturbed. There is no evidence that ponding has been an issue. The new structure will not significantly impact that situation. Portions of the site may be in a flood plain – elevations have not been provided but the building site appears well above the mean high water mark.

Overall impact on the neighborhood including compatibility of design consideration.

- Proposed garage is taller than many in the area but there are several instances of 2 story garages nearby. It is common 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.



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- 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

- none

Motion (Bardeen/ Grubb) Move to reschedule to Public Hearing to the June 2016 Planning Board meeting since the Town failed to notify neighbors within 500 feet of the project for tonight. The motion passed 4-2

Tess Grubb	Yes
Jim Liebeck	No
Rob Powell	Yes
Bob de Mello	No
Bill Bardeen	Yes
Wayne Feeley	Yes

Schwennker

Mrs. Schwennker owns two adjacent parcels on Pumphouse Road that have long had separate deeds but are considered one parcel on the county tax map. Mrs. Schwennker would like to adjust the tax map to recognize the two parcels. If formally separated, both parcels would be conforming and all buildings on the lots would be conforming. However, one lot would be landlocked and if ever sold would have to be granted a right of way across the other lot for access. The Board felt that this case did not rise to the level of a Minor Subdivision.

Mr. Rock warned the Board that there are other similar instances where the lots and/or buildings are nonconforming. The Board felt that these others should be looked at case by case.

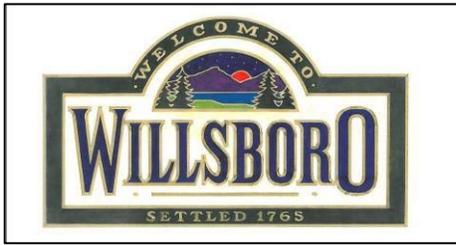
Motion (Powell/Liebeck) Move to accept the lot descriptions in the deeds because the resulting lots are currently conforming and all buildings on the lots are currently conforming. All voted in favor and the motion passed.

Planning Board Handbook

The policies associated with Major Subdivision, Minor Subdivision, and Site Plan Review were discussed and accepted. A new draft of Planning Board Handbook will be prepared and possibly posted on the Town's web site.

Adjourn

(Bardeen/Liebeck) Motion made to adjourn the meeting. All voted in favor and the motion passed. The meeting was adjourned at 9:00 PM



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