

**Town of Willsboro
Planning Board Meeting
February 24, 2016 at 7:00 pm – Willsboro Town Hall**

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

MEMBERS OF THE PUBLIC: Kevin Pierce, Yvonne Pierce, Kevin Hall, Rick Benedict, Paul Arnold, Robert Arnold

The meeting was called to order at 7:00 PM. Doug Rock (codes/zoning) was absent.

MINUTES

Minutes of the January 2016 meeting were not available. Approval was postponed to the next regular meeting on March 22, 2016.

???? – Pierce Minor Division (aka Boundary Line Adjustment)

Kevin Hall presented the Pierce Minor Division to the Planning Board. Two adjacent lots on Coonrod Road are involved – one being approximately 8 acres in size, the other being approximately 16 acres in size. The project would move approximately 8 acres from the larger lot to the smaller lot. Both lots are in the RR district. Minimum lot size in the RR district is 350,000 square feet (approximately 8 acres).

The board found that:

1. No new building lots were created. There were 2 lots before the division and there will be 2 lots after the division.
2. The division will not adversely impact adjoining property since there is no change to neighboring property boundaries.
3. The division does not conflict with provisions of the Town's Zoning Law.
4. The division does not adversely affect the development of the community. All parcels involved conform to the requirements of the Zoning Law.
5. The division will not cause a lot to become non-conforming or more non-conforming since both lots conform to area requirements of the Zoning Law.

APA approval of the boundary line adjustment is required since portions of these lots are within 0.25 mile of the Boquet River. The project is therefore a Class A project.

(Feeley/Bardeen) Motion made to grant the Minor Division subject to approval by the APA. All voted in favor and the motion was passed.

???? – Stainken Minor Subdivision

Kevin Hall presented the case to the Planning Board. A minor subdivision was granted to the Stainkens on September 24, 2013. The case was brought back to the Planning Board because the final survey of the properties was recently completed. That final survey was presented to the Planning Board. The Planning Board found that nothing had changed and that the survey accurately represented the Minor Subdivision that was previously granted. The Planning Board felt that no further action was necessary and thanked Kevin Hall for keeping the Board up to date.

2541 – Benedict Minor Subdivision

Kevin Hall presented the case to the Planning Board. A 3-lot minor subdivision was granted to Rick Benedict on December 29, 2015 with the conditions that:

1. If further subdivided during the next 10 years, that subdivision will be considered a Major Subdivision.
2. The right-of-way giving access to Lot 2 of the subdivision must be at least 50 feet wide
3. There must be a guarantee that lot 2 have access to the right-of-way to avoid being landlocked.

Notations to these stipulations were placed on the Map of Survey for the properties and will be filed with the Essex County Clerk's Office. The Planning Board felt that no further action was necessary and thanked Kevin Hall for keeping the Board up to date.

2569 Bordonaro Site Plan Review

A single-family home is proposed for the vacant lot at 362 Bay Land. Since all or a portion of the lot is within 500 feet of the waterfront, therefore the project must undergo site plan review before a building permit can be issued. The Town has a paper version of a site plan drawing. However due to its size it was unable to be digitized and placed on the Town's web site. Therefore only a few members of the Planning Board had seen the document.

No one was present to speak on behalf of the project. Paul Arnold, a neighbor in the adjacent lot, and Robert Arnold, a nearby neighbor prepared a written description of problems in the area. They were asked to summarize their document. They stated that:

1. The soil is full of clay and drains very poorly.
2. From their experience, a conventional septic system will not work.
3. The lot often has standing water following a rain storm.
4. Access to public water will be a problem due to distance and/or need for easements on other lots.
5. Arnolds fear runoff from the septic leach field to adjacent properties with wells.

The Planning Board felt that it would be prudent to seek additional public comments.

(Feeley/Liebeck) Motion made to take the case to public hearing at the next (March 22, 2016) meeting of the Planning Board conditioned on all project related information being made available by March 8, 2016. All voted in favor and the motion passed.

Rivera Variance

The Planning Board was briefed on the Rivera application to the ZBA for a use variance. Mr. Rivera owns two parcels on Mt. View Drive in the RR district. Mr. Rivera would like to build business at that location, some of which are not permitted in the district. There is no action required of the Planning Board at this time.

Adjourn

(Bardeen/Liebek) Motion made to adjourn the meeting. All voted in favor and the motion passed. The meeting was adjourned at 7:50 pm