

Town of Essex Planning Board
Public Hearing Meeting Minutes
April 19, 2018
7:00 p.m.

Call to Order

Chair opened the meeting at 7:00 p.m. and led the meeting with the Pledge of Allegiance

Attendance

Present: Catherine DeWolff, Anh Thu Cunnion, Jonathan Pribble, Derrick Wisley, Mark Walker, Thomas Stransky, Cheryl Sprang, Secretary

Absent: Davis Hislop

Others present: Teresa Cummings, Sally Smith, Kevin Hall, Cole Starkey, Anita Shapiro, Ron Bigelow

Public Hearing (s)

Tax Map # 48.4-1-7.000 – Eddy Foundation, 331 Cook Road, Essex, NY – Minor Subdivision Application – No new land use, 2 lot subdivision. Lot 1 being 70.36 +/- acres. Lot 2 being a 142.64 +/- acre lot.

Teresa Cummings was present and representing the Eddy Foundation in this matter.

Public Comment

Neighbors asked to see the property map and expressed concerns over how many new buildings would potentially be built. It was explained that there are no buildings in relation to this subdivision. The property is being subdivided with existing structures intact and will become part of Lot 1.

Adjourn

On a motion to close the public hearing by Mr. Stransky, seconded by Mr. Pribble, the Public Hearing(s) meeting adjourns at 7:07 p.m.

Respectfully submitted by

Cheryl Sprang
Secretary

Town of Essex Planning Board
Regular Meeting Minutes
April 19, 2018
7:00 p.m.

Call to Order

Attendance

Present: Catherine DeWolff, Anh Thu Cunnion, Jonathan Pribble, Derrick Wrisley, Mark Walker, Thomas Stransky, Cheryl Sprang, Secretary

Absent: Davis Hislop

Others present: Teresa Cummings, Sally Smith, Kevin Hall, Cole Starkey, Anita Shapiro, Ron Bigelow

Review and Acceptance of Minutes of March 15, 2018

On a motion to accept the minutes of March 15, 2018, by Ms. Cunnion, seconded by Mr. Stransky, the motion carries, Aye-6 No-0 Absent-1 (Hislop) Abstain-0

Old Business

Tax Map # 48.4-1-7.000 – Eddy Foundation, 331 Cook Road, Essex, NY – Minor Subdivision Application – No new land use, 2 lot subdivision. Lot 1 being 70.36 +/- acres. Lot 2 being a 142.64 +/- acre lot.

Teresa Cummings was present and representing the Eddy Foundation in this matter.

The goal is to sell the Black Kettle Farm to Lakeside School. Eddy Foundation has already received approval from the APA.

On a motion to approve the draft permit (with slight corrections) as written by Mr. Wrisley, seconded by Mr. Walker, the motion carries, Aye-5 No-0 Absent-1 (Hislop) Abstain-1 (Cunnion)

Tax Map #40.3-2-8.112 – Lars Kulleseid – Minor 2-lot Subdivision of property located west of the Essex Road and South of the Blockhouse Road in the Town of Essex. Kevin Hall is the representative and was present to describe the project and how it changed from the original application from 2017.

SEQRA: On a motion to deem the Short Form EAF a Negative Declaration in conformance with NYS DEC SEQRA law, by majority vote, the motion carries, Aye-5 No-0 Absent-1 (Hislop) Abstain-1 (Cunnion)

On a motion to approve the draft permit (with contingencies) as written by Mr. Pribble, seconded by Ms. DeWolff, the motion carries, Aye-5 No-0 Absent-1 (Hislop) Abstain-1 (Cunnion)

Report of the Zoning Officer

None

Report of the Chair

Chair DeWolff reported that Willsboro has hired a new Codes Enforcement Officer to be shared with the Town of Essex. JT Pulsifer will begin his position full-time beginning in May.

Other Reports and Communications

Kevin Hall brought two new preliminary items to the attention of the board. There were no official applications presented to the board but will be forthcoming.

Project 1. Minor Subdivision

Sally Smith Property, Lewis Farms Road.

The property consists of 82.7 acres. The subdivision will move 6.5 acres from Sally Smith to the McGary property. The Adirondack Park Agency will be involved in the subdivision. No building rights will transfer with the 6.5 acres.

Project 2. Minor Subdivision

Richter Project, known as the Old Richter Airfield.

The property and project will be coming to the board as a minor subdivision. After discussion and learning the details, it was determined that in the absence of a Codes Officer, the planning board will refer this to the Zoning Board of Appeals.

The Town of Essex Planning Board unanimously voted by Resolution at their meeting to refer the following action to the Town of Essex Zoning Board of Appeals for their determination as the action does not meet the setback requirements of the Town of Essex Zoning Law:

Richter Subdivision, Kevin Hall, LS is the representative for the minor subdivision action. No application was taken by the Planning Board, but was referred on the information received by the applicant in their meeting.

It has come to the planning board's attention that there is a codes violation in regard to the Essex Shipyard bulkhead, it's an emergency situation. The bulkhead appears to have been damaged with the demolition of the Rudder Club. Without a current code enforcement officer, Mr. Stransky expressed the importance of a letter being sent to the Shipyard with encouragement of immediate repair of the bulkhead.

Mr. Stransky makes a motion to send the letter from the Essex Planning Board, the motion was seconded by Ms. DeWolff. The Board unanimously voted in favor of a letter be sent to Essex One, LLC.

Public Comment

None

Adjourn

On a motion to adjourn the meeting at 7:45 p.m. by Mr. Stransky, seconded by Mr. Pribble, Motion carries, meeting is adjourned at 7:45 p.m.

Respectfully submitted by

Cheryl Sprang
Secretary