

**Minutes**  
**Town of Essex Planning Board**  
**Regular Meeting**  
**August 20, 2020**  
**7:00 p.m.**

**Call to Order**

Acting Chairman Hislop opened the meeting at 7:00 PM.

**Pledge of Allegiance**

**Attendance:** David Hislop, Gladys Person, Jonathan Pribble, Anita Shapiro, Tom Stransky, Mark Walker, Jacqueline Thomas. AnhThu Cunnion attended remotely.

Others in Attendance: Ken Hughes, Steven Engelhart, Mark Miller, and Lauren Murphy

**Review and Acceptance of Minutes**

There were a few minor corrections made. On a motion to accept the July 16, 2020 Public Hearing minutes with corrections by Mr. Stransky, and seconded by Mr. Walker, the motion carries, Aye-7 No-0 Absent-0

On a motion to accept the July 16, 2020 Regular Meeting minutes with corrections by Mrs. Shapiro, and seconded by Mrs. Person, the motion carries, Aye-7 No-0 Absent-0

**Old Business**

Tax Map #40.65-2-7.100 – James Youngs-Schmitt – Special Use Permit Application to fix and repair porch, replace decking and stairs, and construct small woodshed at 2273 NYS Route 22, Essex.

Dennis Trombley, Zoning Officer, spoke with Mr. Youngs-Schmitt, and a letter was sent by the Planning Board Secretary asking that the information requested by the Planning Board at the July meeting be submitted by August 10, 2020. There has been no response from Mr. Youngs-Schmitt.

On a motion to table this application until September 17, 2020, by Mr. Stransky, seconded by Mrs. Shapiro, the motion carries. Aye-7 No-0 Abstain-0

A letter will be sent to Mr. Youngs-Schmitt stating a public hearing will be scheduled if the plot map and property survey are submitted by September 8, 2020. If the information is not received then the application will be denied and the owner will need to reapply.

**New Business**

Tax Map #40.65-2-5 – Steven Engelhart – Special Use Permit Application for a new hot air furnace with companion heat pump system at 2729 NYS Route 22, Essex.

Mr. Engelhart was in attendance to answer questions. Mrs. Shapiro asked for a sketch of the lattice. The unit will be near the window. Mrs. Shapiro also asked about size and color. The unit and lattice will be the same color as the house. The bush will need to be cut back to make room for the unit but will still be there. This covering is acceptable to the board. Only the pump station needs to be permitted. Ms. Cunnion is the closest neighbor and state her approval.

On a motion to waive a public hearing by Mr. Stransky, and seconded by Ms. Cunnion, by roll call vote, the motion carries. Aye-7 No-0 Absent-0

On a motion to declare a negative declaration on the EAF by Mr. Stransky, and seconded by Mr. Pribble the motion carries. Aye-7 No-0 Absent-0

On a motion to approve the application by Mr. Walker, and seconded by Mrs. Person, by roll call vote the motion carries. Aye-7 No-0 Absent-0

Tax Map #49.11-1-45.100 – Mark & Christine Miller – Special Use Permit Application for a new boat shed and addition to existing barn at 10 Lila Way, Essex.

Mr. Walker will abstain from this portion of the meeting.

Mr. Miller explained his project and location. The garage will not be freestanding and will be attached to the barn. There will be a separate entry for the screened porch and the upstairs apartment. Current garage will be changed to a kitchen and living room. There are separate wells for the garage and current camp.

It was determined to be zoned as rural use. APA approval will be needed before the board can continue with the application. If the owner ever decided to do Air B&B they would need board approval. The board will need to review the zoning regulations for two principal dwellings on one lot.

Mr. Stransky asked if the existing outside would change. A window and current garage door will be removed. New lighting will be installed and be downcast.

SEQR to be done after the public hearing.

On a motion to deem the application complete, by Mr. Stransky, and seconded by Mr. Pribble, by roll call vote, the motion carries. Aye-6 No-0 Absent-0 Abstain-1 (Walker)

On a motion to set a public hearing pending APA approval by September 8, 2020, by Mr. Hislop, and seconded by Mrs. Shapiro, the motion carries. Aye-6 No-0 Absent-0 Abstain-1 (Walker)

Provided the APA approval is received by September 8, 2020, the public hearing will be held on September 17, 2020 at 7 PM.

### **Report of the Zoning Officer**

Report was received for the month of July 2020.

Mr. Trombley is encouraged to attend the Planning Board meetings. This report is added to the record.

### **Report of the Acting Chairman**

The Town Board appointed Gladys Person to the vacant Planning Board position and Cole Starkey as an alternate member of the Planning Board.

Mr. Hislop has questions for the Zoning Officer, but Mr. Trombley was not in attendance.

There is a cardboard covering at Masonic Hall. Danny Sweatt is the contact person. Maybe this is covering a broken window?

A copper roof is being installed at the Noble house. Does this need a Planning Board permit? Did they get a building permit?

Quite some time ago Jim Van Hoven suggested revisions to the Zoning Law but there was no action taken. Each item was reviewed and discussed.

On a motion to recommend the Town Board adopts these changes to the Zoning Law by Mr. Hislop, and seconded by Mrs. Shapiro, by roll call vote the motion carries. Aye-7 No-0 Absent-0

The next meeting will be held on September 17, 2020. Mr. Stransky is excused.

### **Public Comment**

None

### **Adjourn**

On a motion to adjourn by Mrs. Person, Acting Chairman Hislop adjourned the meeting at 7:55 PM.

Respectfully submitted by

Jacqueline Thomas  
Secretary