

DRAFT MINUTES

Essex Planning Board Meeting
August 15, 2019

Meeting called to order at 7:00pm.

Pledge of Allegiance.

Attendance: Catherine DeWolff, David Hislop, Tom Stransky, Mark Walker, Anh Thu Cunnion, Anita Shapiro.

Absent: Jonathan Pribble

Others in Attendance: Chris and Sandy Neuzil, Russ Shapiro, John Orberg, Susan Olsen, Michael Olsen, Wayne Gryk, Emily Phillips, Cole Starkey, Tate Connor, Gary Heurich and Barley, Lauren Murphy, Ken Hughes, Julia Backus and Robin Dashiells.

Public Hearing for Backus/Starkey: Special Use with Site Plan Review for an Accessory Structure in the Historic Hamlet and Shoreline Overlay Districts in the Town of Essex.

Cole Starkey and Julia Backus presented their project for a workshop/studio building out back of their house on School Street in Essex village. Cole needed a place to store his tools and building materials, and Julia needed a studio space for her photography business. The building will be 1 ½ story, of wood and will look similar to existing 19th century carriage barn type outbuildings in the historic district. There was a general acceptance of the design by the board and public in attendance.

With no additional questions or discussion, the public hearing was adjourned at 7:04 p.m., on a motion by Mrs. Shapiro, seconded by Mr. Hislop.

REGULAR MEETING

The regular meeting of the Planning Board was called to order at 7:05pm.

Attendance: Catherine DeWolff, David Hislop, Tom Stransky, Mark Walker, Anh Thu Cunnion, Anita Shapiro.

July Meeting Minutes: The Planning Board reviewed the minutes from the Public Hearing on the Grange's Whitcomb's Garage project and the regular meeting of the Board on July 18, 2019. A motion was made to accept the minutes by Mr. Stransky and seconded by Mr. Walker, the minutes were accepted by unanimous roll call vote.

Old Business

Draft Permit for Backus/Starkey (Tax Map # 40.73-5-5): Special Use with Site Plan Review for an Accessory Structure in the Historic Hamlet and Shoreline Overlay Districts. The board discussed the above project and public hearing. The Chairman asked if the applicants had any plans to use the building as a garage in future. The applicants said they had no plans at the moment to do so but they might want to at some point in time. The chairman suggested the permit include use as a garage in future so that the applicants wouldn't have to come back for an amended permit. A motion was made by Mr. Stransky and seconded by Mr. Hislop to approve the permit with the addition of the garage use. A roll call vote was taken, and all board members present voted in favor of the project/permit.

New Business

Essex and Main, LLC/Wayne Gryk (Tax Map #40.65-3-7): Special Use with Site Plan Review for a short-term rental (Transient Tourist Accommodation) at 2314 Main Street, behind the Essex Ice Cream Café. Wayne Gryk has a 2 BR-1 Bath one-story apartment out behind the Essex Ice Cream Café on Main Street in Essex village that he wants to be able to rent, seasonally, through Air B n B. The apartment has its own separate entrance(s), a kitchen and a deck facing east towards the lake. Parking will be on street, not in the side driveway, so as to leave room for pedestrians coming in and out of the Ice Cream Café. Wayne asked if the public hearing could be waived for the project, but the Board decided to have a public hearing since there are close neighbors who may be impacted by the change of use. The Board voted on the question of the waiver of the public hearing made by Mr. Stransky, seconded by Mr. Hislop, the vote failed, 3/3. The Board then voted to deem the application complete and set the public hearing for the next regular PB meeting on September 19th on a motion by Mr. Stransky and seconded by Mr. Walker, motion passes by majority of members present.

Stuart Brody (Tax Map #39.4-1-5.222): Special Use with Site Plan Review for a short-term rental (Transient Tourist Accommodation) at 2201 Jersey Street, Essex. Stuart Brody's representative, Tate Connor, presented his application to rent out a seasonal cabin on 8 acres on Jersey Street. The cabin is one-room, has power and (soon to have) water and an outhouse and outside shower. It is very rustic but in a quiet, wooded setting. Someone likened the project to "glamping" which is a glorified form of camping that is popular now among younger people. Because the project is in a secluded, rural setting with only one close neighbor, the Board voted unanimously to approve the project and to waive a public hearing at the applicant's request. On a motion to approve by Ms. Cunnion, seconded by Mrs. Shapiro, the motion passes by a majority of members present.

Town of Essex/Gary Heurich, Representative (Tax Map #40-73-2-7): Special Use with Site Plan Review for an Historic Porch to be installed on the façade of the Town Hall/Wright's Inn at 2313 Main Street, Essex. Gary Heurich presented a plan to reconstruct a circa 1911 Adirondack style two-story porch on the Main Street elevation of

the Essex Town Hall (Wright's Inn). He and some "friends" made an offer to the Town Board to "donate" the porch if the Town accepted it and if the cost of construction was not prohibitively expensive. The Town Board voted at their regular August meeting to accept the porch. Gary was currently seeking estimates from area contractors to see if the project would be affordable. He presented 3-4 historic photographs of the full-length Adirondack style porch and talked about the period of time it represented in Essex, the design elements used, and the modifications that would have to be made to the original design because of current building code and practical maintenance requirements. Board members were generally supportive of the porch proposal. David Hislop brought up the issue of whether that 1911 porch was the right "period" for the Essex Historic District, since so much of the buildings had been constructed before the Civil War (1825-1860). Anita Shapiro commented that the porch might conflict with the visual appearance of many of the surrounding mid-19th century buildings and seem "out of place". The Chairman suggested that board members could bring up these issues at the public hearing that was then scheduled for the next regular meeting on September 19th. On a motion to deem the application complete and set the public hearing for September 19th by Mr. Hislop, seconded by Mr. Walker, the motion passes by a majority of members present.

Chris and Sandy Neuzil (Tax Map #49.15-3-10): Special Use with Site Plan for the replacement of a shed in the Shoreline Overlay District, at 141 Albee Lane, Essex. The Neuzil's just completed a seawall repair project that was permitted by DEC/Army Corps, etc. They did not know to come to the Planning Board for a permit because of misinformation from the former code officer. Neighbor, Garth Leaning, came to the meeting to ask about the way the seawall corner/end was going to be constructed. He had concerns about how that would impact his property boundary. Code Officer Dennis Trombley said he would meet with Garth and the Neuzils the next day and help them work out a satisfactory plan. The Neuzil's went on to explain their shed replacement project. Their goal was to replace an existing dilapidated shed on their property that was very near the lakeshore. Their proposal was to remove the old shed, build a new shed further back away from the shoreline and extend the length of the new structure by a few feet horizontally. Board members asked a few questions, then voted unanimously to approve the project and to waive the public hearing because of the minor nature of the project and because the neighbor who would be most effected by the project was at the meeting and did not have any problem with it. On a motion to accept the project already completed and allow the replacement of the shed structure by Mr. Stransky, seconded by Mr. Hislop, the motion carries by majority of members present.

Report of the Codes and Zoning Officer: Dennis Trombley gave a brief report on his activities for the past month. He has been going to Codes Training classes to get his certification for the past few months. He is in the office and available for site visits on Friday and Saturday mornings.

Report of the Chairman: There was a brief mention of creating definitions for Short Term Rentals. Also, former Planning Board Chairman, Jim Van Hoven, will be coming

back temporarily as Chairman so that Catherine DeWolff can act as the temporary Secretary to the Planning Board until a new secretary can be hired.

Public Comment: None

On a motion to adjourn the regular meeting by Mr. Stransky, seconded by Mrs. Shapiro, the Regular Meeting was adjourned at 8:45pm.

These minutes were prepared by Lauren H. Murphy for the Planning Board and submitted by

Catherine DeWolff, Chair