

**MEETING MINUTES**  
**Town of Essex Planning Board**  
**Regular Meeting**  
**February 21, 2019**  
**7:00 p.m.**

**Call to Order**

Chair DeWolff opened the meeting at 7:08 p.m. and led the attendees in the Pledge of Allegiance.

**Attendance**

Present: Chair Catherine DeWolff, Anh Thu Cunnion, Janelle Fortune, Thomas Stransky, Mark Walker, Anita Shapiro (alternate), Cheryl Sprang, Secretary  
Absent: David Hislop (excused), Jonathan Pribble (excused)  
Others present: Kevin Hall, John Orberg, Jani Spurgeon

**Review and Acceptance of Regular and Organizational Meeting Minutes**

On a motion to accept the regular and organizational minutes of January 17, 2019, by Mr. Walker, seconded by Mr. Stransky, the motion carries, Aye-6 (DeWolff, Cunnion, Fortune, Stransky, Walker, Shapiro (alternate)) No-0 Absent-2 (Pribble, Hislop)

**Old Business**

NONE

**New Business**

Tax Map #49.15-3-10.000 – Chris and Sandy Neuzil of 11595 Lake Newport Road, Reston, VA 20194 for their property located at 141 Albee Lane, in the town of Essex – Special Use Permit. Application for roof repair and replacement.

SEQRA Consideration

On a motion to waive the shoreline restrictions, in light of the common repair/replacement as stating the zoning law to the Zoning Officer for his permit solely, by Chair DeWolff, seconded by Mr. Stransky, the motion carries Aye-6 (DeWolff, Cunnion, Fortune, Stransky, Walker, Shapiro (alternate)) No-0 Absent-2 (Pribble, Hislop)

Tax Map #40.73-6-9.000 – Bruce and Joan Stephan of 1980 Washington Street #82, San Francisco, CA 94109 for their property located at 2260 Lake Shore Road, in the town of Essex – Special Use Permit. Application for 2 lot subdivision and transfer of building right. Requesting permit for Transient Housing Accommodations. Mr. Kevin Hall, LS is the Representative for the Stephan's. The initial application for a minor subdivision was withdrawn by the applicant (after a meeting with the Town Zoning Officer and Chair of the ZBA) in favor of a determination of a "Group Dwellings" as defined in the Town of Essex Zoning Law. Mr. Hall asked if the application could move forward with that designation, Transfer of a Building Right, and permission to use the "Barn" structure and the house for Transient/Tourist Accommodations. As

explained to the Planning Board, the Transfer of the Building Right will give the property another principal dwelling right and adds a density calculation which will thereby allow for the second principal residence on the lot. After much deliberation and many questions, The Planning Board moved to deem the application complete and set the public hearing. On a motion to declare the application complete and schedule for public hearing on March 21, 2019 by Mr. Stransky, seconded by Mrs. Fortune, the motion carries, ye-6 (DeWolff, Cunnion, Fortune, Stransky, Walker, Shapiro (alternate)) No-0 Absent-2 (Pribble, Hislop)

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

Dennis Trombley was present and alerted the board of multiple projects that he is working on and of upcoming projects.

- Linda Coffin, building/remodeling of boathouse
- The Hub on the Hill, building an addition/expansion for a registered garage on-site
- Megan Giroux, building permit for Yurt

### **Report of the Chair**

Chair DeWolff reminded the board about the training hours.

NYFP is transitioning from one website to another and will email the youtube videos for training options.

Chair DeWolff requested a copy of the report from Codes that is given to the Town Board regarding projects.

### **Other Reports and Communications**

NONE

### **Public Comment**

NONE

### **Adjourn**

On a motion to adjourn the regular meeting at 7:49 p.m. by Ms. Cunnion, seconded by Mr. Walker, Motion carries, meeting is adjourned at 7:49 p.m.

Respectfully submitted by

Cheryl Sprang  
Secretary