

Minutes
Town of Essex Planning Board
Regular Meeting
July 16, 2020
7:00 p.m.

Call to Order

Acting Chairman Hislop opened the meeting at 7:15 PM.

Attendance: David Hislop, Karol Kempster, Gladys Person, Jonathan Pribble, Anita Shapiro, Tom Stransky, Mark Walker, Jacqueline Thomas

Absent: Anh Thu Cunnion (Excused)

Others in Attendance: Ken Hughes, Chris Maron, Derek Rogers, Dennis Trombley, Lauren Murphy, James Youngs-Schmitt, Kelly Youngs-Schmitt, and John Youngs-Schmitt

Review and Acceptance of Minutes On a motion to accept the June 18, 2020 meeting minutes by Mr. Stransky, and seconded by Mrs. Person, the motion carries, Aye-7 No-0 Absent-0

Old Business

Tax Map #40.57-3-5.100 – Dianne Lansing – Construction of a handicap bedroom and bathroom at 2858 Essex Road, Essex

There was no discussion.

On a motion to approve the draft permit as written by Mr. Stransky, seconded by Mrs. Shapiro, by roll call vote, the motion carries. Aye-6 No-1 Abstain-1 (Pribble)

Tax Map #40.3-3-17.120 – Champlain Area Trails (CATS) – Change of use from quarry to nature preserve with hiking trails at Lakeshore Road, Essex

Mr. Stransky asked about the building rights. The permit includes a condition that building rights cannot be sold or transferred without town approval. Ms. Kempster asked if picnics would be allowed. Chris Maron explained there are 5 benches for people to sit but there are no garbage cans. There was discussion about supplying a trash can. There will be a sign showing the park is open from dawn to dusk. The two email messages were reviewed. Dog owners will need to clean up after their dogs and take the waste with them. Dogs have been running in the road and is a safety concern. Chris said there were signs showing a dog on a leash. They will add the cleaning requirement to the sign. Derek Rogers said supplying plastic bags results in the bags floating around the area.

A condition will be added to the draft permit stating dogs must be on a leash at all times and dog owners will be required to clean up after their dogs.

On a motion to approve the draft permit, with the added condition, by Mrs. Shapiro, seconded by Ms. Kempster, the motion carries by roll call vote. Aye-7 No-0

Tax Map #40.73-1-6.000 & 40.73-1-6.000/1 – Essex Community Heritage Organization (ECHO) – Change of use from storage area to storage and an apartment on second floor

Acting Chairman Hislop recused himself from the permit review. There was no discussion.

On a motion to approve the draft permit as written by Mrs. Shapiro, seconded by Ms. Kempster, the motion carries by roll call vote. Aye-6 No-0 Abstain-1 (Hislop)

New 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.

James Youngs-Schmitt and Kelly Youngs-Schmitt explained the porch is being repaired and replaced so it is safe and will meet code requirements. It will be closer to the original porch construction. It will have the same roof. Dennis has been working with them for the porch. It was determined that the porch project can be permitted by Dennis.

The Youngs-Schmitt's stated the woodshed is a temporary 8' x 12' structure and will be used to dry firewood. There will be bushes planted to cover the shed. Mr. Stransky asked how close to the property line the shed was located. The owner thinks it is approximately 3' but the neighbor next door has approved the location. The law requires a 5' setback. Dennis will measure the distance from the property line. Mrs. Shapiro asked for a sketch showing all buildings on the property since it is an undersized lot. The owner intends to remove another structure when the shed is complete. Dennis will also count the structures on the property. The owner stated the property has been surveyed and the board asked for a copy of the survey. Mr. Walker suggested that neighbors attend the meeting or write letters of support.

On a motion to set a public hearing, contingent on the owner providing a sketch of the property showing all structures, a copy of the survey, and that there is a 5' setback for the woodshed, by Mr. Stransky, and seconded by Mr. Pribble, and with unanimous consent of the board, the motion carries.

The public hearing will be held on August 20, 2020 at 7 PM, provided all requested information is received no later than August 10, 2020.

Report of the Zoning Officer

Report was received for the month of June 2020.

Mr. Stransky asked about the Old Dock. The restaurant is not opening this summer. The owner is not renting boat slips but they are available for people to dock so they can visit the shops and restaurants. There is a donation box. There is an old permit stating boats can stay for up to 5 days and there could be 24 slips. There used to be chef housing upstairs but Dennis is not aware of anyone living there.

The door for the Ice Cream Shop has been changed to a take-out window due to COVID regulations. This is temporary and the owner has signed an agreement with Dennis that the door will be replaced as it was once the regulations have been lifted. There is a contract for the sale of the building. A couple from Florida is buying and are excited about being in Essex.

Ms. Kempster questioned land being cleared and bulldozed at 2718 Route 22. Mr. Pribble knows they are clearing trees but no one else has any info.

Mr. Stransky mentioned the abandoned house on Couchey Hill. It is ready to fall over and there is garbage coming out the door. Dennis will investigate.

Ms. Kempster asked if anything was happening with the town hall porch project. Supervisor Hughes explained that the project is on hold due to COVID and financial reasons. They will hold off for a year so that the construction and painting can be completed as one job. Ms. Kempster is concerned about the oak tree to the south of town hall. Supervisor Hughes said that it would not be touched other than a few branches being trimmed.

Report of the Chair

Acting Chairman Hislop reported that he will be acting chairman until the end of the year since Cathy DeWolff has resigned from the board. Supervisor Hughes state his support.

Supervisor Hughes asked if either of our alternates were interested in a full-board seat. Anyone interested in filling the vacant board position should send a letter of interest by August 5. He suggested board members to seek interest from the community. After a final decision is made for a board member then the chairman position can be redetermined by the Planning Board and would need Town Board approval.

Supervisor Hughes stated that Dennis is doing a great job! There is a great working relationship and Dennis is very appreciated.

Acting Chairman Hislop asked that contact info be completed by each board member. This is for board use only and will not be shared with anyone else.

Supervisor Hughes added that a laptop computer has been ordered for the Planning Board Secretary. He also suggested that the Planning Board meetings be live-streamed so the public has the opportunity to attend virtually.

Public Comment

None

Adjourn

On a motion to adjourn by Mrs. Shapiro, Acting Chairman Hislop adjourned the meeting at 8:05 PM.

Respectfully submitted by

Jacqueline Thomas
Secretary