

**Minutes**  
**Town of Essex Planning Board**  
**Regular Meeting**  
**June 18, 2020**  
**7:00 p.m.**

**Call to Order**

Chair DeWolff opened the meeting at 7:03 p.m.

**Attendance:** Catherine DeWolff, Gladys Person, David Hislop, Jonathan Pribble, Anita Shapiro, Tom Stransky, Mark Walker, Jacqueline Thomas  
Absent: Anh Thu Cunnion

Others in Attendance: Ken Hughes, Dianne Lansing, Chris Maron, Lauren Murphy, Derek Rogers, Dennis Trombley

**Review and Acceptance of Minutes** On a motion to accept the May 21, 2020 meeting minutes by Mr. Hislop, and seconded by Mr. Walker, the motion carries, Aye-6 No-0 Absent-1 (Cunnion)

**Old Business**

None

**New Business**

Tax Map #40.57-3-5.100 – Dianne Lansing – Special Use with Site Plan Review Permit  
Application to construct a handicap accessible bedroom and bathroom on ground level at 2858 Essex Road, Essex.

Mrs. Lansing explained her project and there was discussion. Mr. Stransky asked about the septic system with the addition of a bedroom. One current small bedroom will be changed to a sewing room. The septic has been approved by the code officer.

A handicap ramp, to be built at a later date, will be included with this permit. There will be a condition on the permit stating that if the property ever changes owner it will be sold as 3-bedroom or the septic system will need to be upgraded.

The SEQR was completed and deemed a negative declaration. On a motion to approve the SEQR by Mr. Stransky, and seconded by Mrs. Shapiro, the motion carries, Aye-6 No-0 Absent-1 (Cunnion)

On a motion to deem the application complete by Mrs. Shapiro, and seconded by Mr. Hislop, the motion carries, Aye-6 No-0 Absent -1 (Cunnion)

On a motion to waive the public hearing by Mr. Walker, there was no second. The motion fails.

On a motion to hold the public hearing by Chair DeWolff, and seconded by Mr. Stransky, the motion carries, by roll call vote, Aye-4 (DeWolff, Hislop, Shapiro, Stankysy) No-1 (Walker) Abstain-1 (Pribble) Absent-1 (Cunnion)

The public hearing will be held on July 16, 2020 at 7 PM.

Tax Map #40.3-3-17.120 – Champlain Area Trails – Special Use with Site Plan Review Permit Application to change the existing use of quarry to a nature preserve with hiking trails, Lakeshore Road, Essex.

Chris Maron, CATS Director, explained they want to change the use from quarry to a tourist attraction. This will be a nature preserve with hiking trails on existing roads. Parking for 3-4 cars will be away from, but in sight of, the road. There will be a 3-panel kiosk showing a map, history, and donations list. No buildings or bathrooms. Stone benches will be available for visitors. They expect up to 10 visitors per day with maybe 30 on a nice day.

Mr. Hislop asked about music events. Mr. Stransky asked about liability to the town. This is private property with insurance and there would be no town liability. Mr. Stransky also asked if this property will be removed from the tax roll. Since CATS is a non-profit organization it will be tax exempt. Mr. Hislop asked about the deed allowing or prohibiting any quarry work or selling the stone. The deed does state that quarry work and equipment is not allowed. There are 11 building rights which cannot be sold or transferred without town approval.

A condition will be added to the permit stating that there will be no quarry work once the property becomes recreational trails.

SEQR complete and deemed a negative declaration. On a motion to approve SEQR by Mr. Pribble, and seconded by Mr. Stransky, the motion carries by roll call vote, Aye-6 (DeWolff, Hislop, Pribble, Shapiro, Stransky, Walker) No-0 Absent-1 (Cunnion)

On a motion to hold a public hearing by Mr. Stransky, and seconded by Mr. Hislop, the motion carries, Aye-6 No-0 Absent-1 (Cunnion)

The public hearing will be held on July 16, 2020 at 7 PM.

Tax Map #40.73-1-6.000 & 40.73-1-6.000/1 – Essex Community Heritage Organization – Special Use Permit Application for an addition of a two-bedroom apartment on second floor creating a mixed residential use and commercial use, 2728 NYS Route 22, Essex.

Mrs. Person will be sitting on the board in place of Mr. Hislop (ECHO President), who recused himself from this application.

Mr. Hislop explained that ECHO would like to change the storage area upstairs to include an apartment. It was used as an apartment in the past and would be in the existing space. There would be minimal use of the apartment.

The SEQR was completed and deemed a negative declaration. On a motion to approve the SEQR by Mr. Stransky, and seconded by Mrs. Shaprio, the motion carries by roll call vote, Aye-6 (DeWolff, Person, Pribble, Shapiro, Stransky, Walker) No-0 Absent-1 (Cunnion)

On a motion to deem the application complete and hold a public hearing by Mr. Stransky and seconded by Mr. Walker, the motion carries, Aye-6 No-0 Absent-1 (Cunnion)

The public hearing will be held on July 16, 2020 at 7 PM.

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

Report was received for the month of May 2020.

Mrs. Shapiro asked about a recreational barn at the Schmidt property. Mr. Trombley explained it was a change of use from a storage barn to residential use. There is also a new lean-to to cover a wood pile on the side of the house that can be seen from the road. Mr. Stransky asked if the lean-to could be moved behind the house. Both of these projects need to be reviewed by the Planning Board. The owner will need to complete an application.

Chair DeWolff advised that all structure and use in the historic hamlet must come to the planning board for their permit before any action or permission by the code officer.

Mr. Trombley will talk to the owners and see if the wood pile can be moved to the back of the house where it isn't visible from the road.

Supervisor Hughes made the point that the code officer needs to have the authority with the property owner. He suggested that the code officer acted upon his opinion or a misunderstanding of the law.

### **Report of the Chair**

The meeting was adjourned without a report.

### **Public Comment**

The meeting was adjourned without the option of public comment.

### **Adjourn**

On a motion to adjourn by Mr. Stransky and seconded by Mr. Hislop, and with unanimous consent of the board, Chair DeWolff adjourned the meeting at 8:15 p.m.

Respectfully submitted by

Jacqueline Thomas  
Secretary