

MEETING MINUTES
Town of Essex Planning Board
Public Hearing Meeting
June 21, 2018
7:00 p.m.

Call to Order

Mr. Hislop opened the meeting at 7:03 p.m. and led the meeting with the Pledge of Allegiance

Attendance

Present: Anh Thu Cunnion, Vice Chair David Hislop, Jonathan Pribble, Mark Walker, Thomas Stransky, Derrick Wrisley, Cheryl Sprang, Secretary

Absent: Chair of the Board Cathy DeWolff

Others present: Thomas Duca, Sally Smith, Claire LaPine, Justin Green, Monica Rumsey

Public Hearing (s)

Tax Map # 48.4-1-7.000 – Bill Gussman, 14 Beggs Point Road, Essex – Special Use permit w/ Site Plan – Renovate and repair buildings. Remove existing additions per Demolition Permit and replace them nearly in-kind with the addition of 280 sf. Tom Duca is the representative for this project.

Public Comment

Mrs. Lapine commented on the Gussman project after reviewing the plans, she expressed her happiness with the long-awaited improvements to the property. In general, she feels as though the town should be very encouraging of improvement in general. She also commented on the very fine and tasteful work that Mr. Duca for on all of his projects and expects that this project will be just as tasteful and well thought out.

Mr. Hislop read an email that was received from Anita Shapiro in opposition to the project. Her concerns were the increase in square footage as well as the distinctive ‘zig-zagging’ addition which is indicative of historic character. Anita’s email was well received but because the additions were deemed unsafe by the codes officer, that portion of the house is being demolished.

Tax Map #57.1-2-2.100 – Clyde Smith Trust – 2247 County Route 10, Westport in the town of Essex - Minor 2 lot Subdivision of land to include from the Smith lots, Tax Map# 57.1-2-2.100, 57.1-2-3.120 and 57.1-2-3.200 to the McGarry property Tax Map# 57.01-2-2.200. The proposed subdivision will expand the McGarry property from 3 ± acres to 10 ± acres. This will result in the Smith lot becoming 82.7 ±. The building rights associated with the original Smith lot will remain with the amended Smith lot. Kevin Hall and/or Sally Smith are representing for the applicant.

Public Comment

There were no public comments in favor or against this subdivision

Adjourn

On a motion to adjourn the public hearing at 7:09 p.m. by Ms. Cunnion, seconded by Mr. Pribble.

Motion carries, meeting is adjourned at 7:09 p.m.

MEETING MINUTES
Town of Essex Planning Board
Regular Meeting
June 21, 2018
7:00 p.m.

Call to Order

Mr. Hislop opened the meeting at 7:10 p.m.

Attendance

Present: Anh Thu Cunnion, Vice Chair David Hislop, Jonathan Pribble, Mark Walker, Thomas Stransky, Derrick Wrisley, Cheryl Sprang, Secretary

Absent: Chair of the Board Cathy DeWolff

Others present: Thomas Duca, Sally Smith, Claire LaPine, Justin Green, Monica Rumsey

Review and Acceptance of Minutes of May 17, 2018

On a motion to accept the minutes of May 17, 2018, by Mr. Stransky, seconded by Ms. Cunnion, the motion carries, Aye-6 No-0 Absent-1 (DeWolff) Abstain-0

Old Business

Tax Map # 48.4-1-7.000 – Bill Gussman, 14 Beggs Point Road, Essex – Special Use permit w/ Site Plan – Renovate and repair buildings. Remove existing additions and replace them in-kind. New foundations. Tom Duca is the representative for this project.

SEQR Review: A Long Environmental Assessment Form PART I was completed. The Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on May 17, 2018 where no significant impacts on the environment were determined. A Type II action was issued on the application by majority vote of the Planning Board, Aye-6 No- 0 Absent-1 (Wrisley)

Mr. Hislop reviewed the project, number of questions were asked of Mr. Duca.

Mr. Stransky asked about slate roofing, Mr. Duca replied that it's not possible because of the pitch of the roof. Mr Stransky also asked if any trees were being removed or disturbed, Mr. Duca replied no. Mr. Hislop asked when the work would commence, Mr. Duca indicated as soon as he received a permit. Mr. Duca also wanted the board to know he is in fact trying to locate stone facing for the foundation.

On a motion to approve the draft permit as written by Mr. Stransky, seconded by Mr. Walker, the motion carries, Aye-5 No-0 Absent-1 (DeWolff) Abstain-1 (Pribble)

Tax Map #57.1-2-2.100 – Clyde Smith Trust – 2247 County Route 10, Westport in the town of Essex - Minor 2 lot Subdivision of land to include from the Smith lots, Tax Map# 57.1-2-2.100, 57.1-2-3.120 and 57.1-2-3.200 to the McGarry property Tax Map# 57.01-2-2.200. The proposed subdivision will expand the McGarry property from 3 ± acres to 10 ± acres. This will result in the Smith lot becoming 82.7 ±. The building rights associated with the original Smith lot will remain with the amended Smith lot. Kevin Hall and/or Sally Smith are representing for the applicant.

SQRA Review: A short Environmental Assessment Form was completed. The Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on May 17, 2018 where no significant impacts on the environment were determined. A Negative Declaration on an

unlisted action, was issued on the application by vote of the Planning Board, Aye-6 No- 0 Absent-1 (Wrisley)

On a motion to approve the draft permit (with clarification on pin locations) as written by Mr. Pribble, seconded by Mr. Wrisley, the motion carries, Aye-6 No-0 Absent-1 (DeWolff) Abstain-0

New Business

Tax Map # 40.73-6-8.100 and Tax Map # 40.73-6-8.200 – Essex One, LLC, 2266 and 2264 Lake Shore Drive, Essex – Special Use permit w/ Site Plan – Construction of a set of stairs leading from 2266 Lake Shore (Marina property) to 2264 Lake Shore Road (Cleland House). Justin Green is the representative for this project.

SEQR Review: A Long Environmental Assessment Form was completed. The Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on June 21, 2018 where no significant impacts on the environment were determined. A Type I unlisted action was issued by negative declaration on the application by majority vote of the Planning Board, Aye-6 No- 0 Absent-1 (DeWolff)

Mr. Hislop reviewed the project with the planning board and opened it up for discussion and questions for Mr. Green.

The planning board asked numerous questions about the project.

Q. Material to be used in the project?

A. Mr. Green indicated that the details are in the plans that were previously provided. 4x6 pressure treated risers and railings.

Q. Will there be any lighting?

A. Possibly some solar lights on the risers.

Q. Distance from water?

A. 80 ft

Q. Location of the stairs? Marina, Cleland or both. The application doesn't make the location explicitly clear as to where the stairs are.

A. Mr. Green assured that board that the structure is on the Marina property in it's entirety.

Lastly, Mr. Green asked about us waiving a public hearing, to which the planning board replied no.

Based on the drawings and the application, the Planning Board requested clarification on the location of the stairs, better drawings and documentation of what the project will look like.

On a motion to declare the application complete and schedule for public hearing, contingent upon the Planning Board receiving the above-mentioned clarification, on July 19, 2018, by Mr. Pribble, seconded by Mr. Hislop, the motion carries Aye-6 No-0 Absent-1 (DeWolff) Abstain-0

Report of the Zoning Officer

The zoning officer was not present at the meeting

Report of the Chair

Other Reports and Communications

The Planning Board has requested that a bi-weekly and/or monthly status report on Essex projects from the Zoning Officer be prepared in the event that the Zoning Officer cannot be present at our meetings. This would be extremely helpful to the Planning Board.

It has been brought to the Planning Boards attention that a variety store is being opened on Beggs Point Road. The Planning Board members in attendance were not aware of the opening and are concerned about the appropriate permits being in place. The store hours and game night hours are also of some concern, this matter will be sent to the Codes Enforcement Officer for review.

Public Comment

Monica Rumsey of 2835 Essex Road asked to address the board regarding the home nearly across from her on Essex Road. She is very concerned with the deterioration of the property, specifically the brickwork on the northwest corner. She believes the condition is unsightly and dangerous to the community. Mrs. Rumsey had spoken to Mr. Rock previously (who gave them 30 days to take action) and in early June, she contacted Mr. Pulsifer but hasn't heard back about the status of her complaint. She very much wants this addressed by zoning and/or the town.

Adjourn

On a motion to adjourn the meeting at 8:52 p.m. by Mr. Stransky, seconded by Ms. Cunnion, Motion carries, meeting is adjourned at 8:52 p.m.

Respectfully submitted by

Cheryl Sprang
Secretary