

MEETING MINUTES
Town of Essex Planning Board
Public Hearing Meeting
April 18, 2019
7:00 p.m.

Call to Order

Chair DeWolff opened the meeting at 7:04 p.m. and led the attendees in the Pledge of Allegiance.

Attendance

Present: Chair Catherine DeWolff, Anh Thu Cunnion, Jonathan Pribble, Thomas Stransky, Mark Walker, Anita Shapiro (alternate), Cheryl Sprang, Secretary

Absent: David Hislop (excused), Janellen Fortune (excused)

Others present: Lauren Murphy, Dennis Trombley, John Doyle, Ken Hughes, Jori Wekin

Public Hearing (s)

Tax Map #40.65-2-7.100 – James Schmitt of 35 Beggs Point Road, Essex, NY 12936 for the property located at 2273 NY 22, in the town of Essex – Special Use Permit. Application for roof repair/replacement, sill repair and the addition of a porch.

David “Pat” Gagnier and/or Jonathan Pribble are the representatives for this project

Public Comment

No public comment

Adjourn

On a motion to adjourn the public hearing at 7:07 p.m. by Mr. Stransky seconded by Mr. Pribble, Motion carries, meeting is adjourned at 7:07 p.m.

MEETING MINUTES
Town of Essex Planning Board
Regular Meeting
April 18, 2019
7:00 p.m.

Call to Order

Chair DeWolff opened the meeting at 7:04 p.m.

Attendance

Present: Chair Catherine DeWolff, Anh Thu Cunnion, Jonathan Pribble, Thomas Stransky, Mark Walker, Anita Shapiro (alternate), Cheryl Sprang, Secretary

Absent: David Hislop (excused), Janelen Fortune (excused)

Others present: Lauren Murphy, Dennis Trombley, John Doyle, Ken Hughes, Jori Wekin

Review and Acceptance of Regular Meeting Minutes On a motion to accept the regular meeting minutes of March 21, 2019, by Mr. Stransky, seconded by Mr. Pribble, the motion carries, Aye-6 (DeWolff, Cunnion, Pribble, Stransky, Walker, Shapiro (alternate)) Absent-2 (Fortune, Hislop)

Old Business

Tax Map #40.65-2-7.100 – James Schmitt of 35 Beggs Point Road, Essex, NY 12936 for the property located at 2273 NY 22, in the town of Essex – Special Use Permit. Application for roof repair/replacement, sill repair and the addition of a porch.

David “Pat” Gagnier and/or Mr. Pribble are the representative for this project

A long Environmental Assessment Form was completed, the Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on April 18, 2019 where no significant impacts on the environment were determined. A Type I unlisted action was issued on the application by majority vote of the Planning Board.

On a motion to approve the Permit as written by Mr. Stransky, seconded by Mr. Walker, the motion carries, Aye-5 (DeWolff, Cunnion, Stransky, Walker, Shapiro (alternate)) Absent-2 (Hislop, Fortune) Abstain-1 (Pribble)

New Business

Tax Map ##40.3-2-14.200 – Fruition Orchards “Hub on the Hill, Jori Wekin” for the property located at 545 Middle Road, in the town of Essex – Special Use Permit. Application to amend previous permit and add a certified mechanic shop to existing use.

A short Environmental Assessment Form was completed. The Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on April 18, 2019 where no significant impacts on the environment were determined. A Negative Declaration on an unlisted action, was issued on the application by majority vote of the Planning Board.

On a motion to deem the application complete and schedule for public hearing on May 16, 2019, by Chair DeWolff, seconded by Mr. Stransky, the motion carries, Aye-6 (DeWolff, Cunnion, Pribble, Stransky, Walker, Shapiro (alternate)) No-0 Absent-2 (Hislop, Fortune)

Tax Map# 49.15-1-10.00 – Doyle, John of 48 Meadow Way, Wadhams, NY 12993 for the property known as the Emporium building located at 2750 Main Street, in the town of Essex – Special Use Permit. Application for additional use of a Transient/Tourist Accommodation in compliance with the Town of Essex Zoning Law

A short Environmental Assessment Form was completed. The Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on April 18, 2019 where no significant impacts on the environment were determined. A Negative Declaration on an unlisted action, was issued on the application by majority vote of the Planning Board.

On a motion to deem the application complete and schedule for public hearing on May 16, 2019, by Mr. Stransky, seconded by Mr. Pribble, the motion carries, Aye-6 (DeWolff, Cunnion, Pribble, Stransky, Walker, Shapiro (alternate)) No-0 Absent-2 (Hislop, Fortune)

Tax Map# 40.73-6-3.000 – James Shannon of 416 Wood Avenue, Westmount, Quebec for the property located at 10 Orchard Lane, in the town of Essex – Special Use Permit. Application parking at the property. Parking will be located behind the Hedge.

A short Environmental Assessment Form was completed. The Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on April 18, 2019 where no significant impacts on the environment were determined. A Negative Declaration on an unlisted action, was issued on the application by majority vote of the Planning Board.

On a motion to deem the application complete, waive the public hearing and instruct the secretary to write the permit, by Chair DeWolff, seconded by Mr. Walker, the motion carries, Aye-5 (DeWolff, Cunnion, Stransky, Walker, Shapiro (alternate)) No-0 Absent-2 (Hislop, Fortune) Abstain-1 (Pribble)

Tax Map #49.3-2-13.200 – Hillary and Thomas Stransky of 1420 Whallons Bay, Essex, NY for the property located at 1455 Whallons Bay Road, in the town of Essex – Special Use w/ Site Plan. Demolish existing pumphouse on shoreline and replace with a new boathouse structure.

A short Environmental Assessment Form was completed. The Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on April 18, 2019 where no significant impacts on the environment were determined. A Negative Declaration on an unlisted action, was issued on the application by majority vote of the Planning Board.

On a motion to deem the application complete and schedule for public hearing on May 16, 2019, by Mr. Pribble, seconded by Mr. Walker, the motion carries, Aye-4 (DeWolff, Cunnion, Pribble, Walker) No-1 (Shapiro (alternate)) Absent-2 (Hislop, Fortune) Abstain-1 (Stransky)

Tax Map #49.7-4-2.000 – Jon McBride of 3704 Blackhorn Court, Chevy Chase, MD 20815 for the property located at 2047 Lake Shore Road, in the town of Essex – Special Use w/ Site Plan. Demolish existing garage and replace with a one-bedroom year-round addition with new septic. Mark Hall and/or Mr. Pribble is the representative for this project.

On a motion to deem the application complete and schedule for public hearing on May 16, 2019, by Mr. Pribble, seconded by Mr. Walker, the motion carries, Aye-5 (DeWolff, Cunnion, Stransky, Walker, Shapiro (alternate)) No-0 Absent-2 (Hislop, Fortune) Abstain-1 (Pribble)

Report of the Zoning Officer

Dennis Trombley was present. Chair DeWolff thanked him for his monthly reports and asked that they also get shared with the planning board secretary.

Dennis referred the Town Hall handicap ramp to the Planning Board.

Report of the Chair

The board was instructed to review the recommended amendments to current laws for discussion at another meeting. Chair DeWolff would like the board to take special interest and time considering Transient/Tourist housing and the transference of building rights within the hamlet.

Other Reports and Communications**Public Comment**

Councilman Hughes was present and briefly spoke about his interest in a Comprehensive Plan review. He explained that there is 1.4 million dollars available from DEC for such reviews. Anne Ruzow Holland has been fact finding for the project.

Adjourn On a motion to adjourn the regular meeting at 8:25 p.m. by Mr. Stransky seconded by Mr. Walker, Motion carries, meeting is adjourned at 8:25 p.m.

Respectfully submitted by

Cheryl Sprang
Secretary