

**Town of Essex Planning Board**  
**Regular Meeting Minutes**  
**May 17, 2018**  
**7:00 p.m.**

**Call to Order**

Chair opened the meeting at 7:00 p.m. and led the meeting with the Pledge of Allegiance

**Attendance**

Present: Catherine DeWolff, Anh Thu Cunnion, David Hislop, Jonathan Pribble, Mark Walker, Thomas Stransky, Cheryl Sprang, Secretary

Absent: Derrick Wrisley

Others present: Thomas Duca, Anita Shapiro, Terry Pulsifer, Sally Smith

**Review and Acceptance of Minutes of April 19, 2018**

On a motion to accept the minutes of April 19, 2018, by Ms. Cunnion, seconded by Mr. Walker, the motion carries, Aye-6 No-0 Absent-1 (Wrisley) Abstain-0

**Old Business**

**New 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 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)

The Chair and Mr. Duca discussed and explained the project. Mr. Pulsifer determined that the “L” addition is a hazard and must be demolished. The Board discussed in great detail the various concerns with the demolition and about the importance of historic preservation. Mr. Pulsifer explained that demolition and rebuild is the only option.

After additional conversation, it was determined that the demolition will be approved today and the replacement will go to public hearing.

On a motion to instruct secretary to write the demolition permit by Mr. Stransky, seconded by Mrs. Cunnion, the motion carries, Aye-4 No-1 (Hislop) Absent-1 (Wrisley) Abstain-1 (Pribble)

On a motion to declare the application complete and schedule for public hearing on June 21, 2018, by Ms. DeWolff, seconded by Mr. Stransky, the motion carries Aye-5 No-0 Absent-1 (Wrisley) 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.

Sally Smith explained the project and maps to the Planning Board.

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 declare the application complete and schedule for public hearing on June 21, 2018, by Mr. Stransky, seconded by Mr. Hislop, the motion carries Aye-6 No-0 Absent-1 (Wrisley) Abstain-0

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

The new Zoning officer, TJ Pulsifer, was present and introduced himself to the Planning Board. Mr. Pulsifer will primarily work out of the Willsboro office but will hold office hours at the Essex Town Hall on Wednesday mornings.

### **Report of the Chair**

### **Other Reports and Communications**

### **Public Comment**

### **Executive Session**

The Planning Board asked the public to leave and entered executive session at 8:17 pm.

The Planning Board came out of executive session at 8:42 p.m.

No Action was taken.

### **Adjourn**

On a motion to adjourn the meeting at 8:42 p.m. by Ms, DeWolff, seconded by Mrs. Cunnion, Motion carries, meeting is adjourned at 8:42 p.m.

Respectfully submitted by

Cheryl Sprang  
Secretary