

Meeting MINUTES
Town of Essex Planning Board
Regular Meeting
August 17, 2017
7:00 p.m.

Call to Order

The Chair opened the Regular meeting at 7:01 p.m.

Attendance

Present: Thomas Stransky, James Van Hoven, David Hislop, Mark Walker, Cheryl Sprang, Secretary.

Absent: Janellen Fortune, Derrick Wrisley, Jonathan Pribble

Others Present: Mark Hall, Maureen DeLaughter and David Tisdale

Review and Acceptance of Minutes July 20, 2017.

On a motion to accept the minutes (with addition of historical information in regard to multiple Marina subdivisions) July 20, 2017, by Mr. Stransky, seconded by Mr. Hislop, the motion carries, Aye-4 No-0 Absent-3 (Fortune, Wrisley, Pribble)

Old Business

New Business

Tax Map #40.65-2-10.000 – Belden Noble Memorial Library, 2519 Route 22, Essex, Special Use w/ Site Plan for addition of 8' x 16' back deck, to include railing around entire deck and privacy screen on the north side.

SEQRA: On a motion to deem the long form EAF a Negative Declaration in conformance with NYS DEC SEQRA law, by Mr. Stransky, seconded by Mr. Walker, the motion carries, Aye-4 No-0 Absent-3 (Fortune, Wrisley, Pribble)

On a motion to direct the secretary to write the permit with conditions from the ZBA minutes as well as including that no activity can occur on the deck after 10 pm by Mr. Hislop, seconded by Mr. Walker, the motion carries, Aye-4 No-0 Absent-3 (Fortune, Wrisley, Pribble)

Tax Map #49.15-1-8.100 – Owl Investments LLC, 1779/1789 Lakeshore Road, Essex, Minor Subdivision Application – Residential. Kevin Hall is the representative acting on behalf of Owl Investments LLC

Mr. Hall was present and went through the map and explained the subdivision details.

Mr. Stransky asked if each property will have its own well and septic system. Mr. Hall replied that each have their own septic and only parcel 2A has the well. There is an easement for the shared well. The existing well and septic are grandfathered as is. This has been submitted to the APA by Owl Investments/Annie Smith.

Mr Hislop asked if the properties will be seasonal. Mr. Hall responded that it is possible 2A will be full time and 2B will be seasonal

Any approval will be subject to the APA approval.

Mr. Hall will provide updated list of 500' properties

On a motion to declare the application complete and schedule a public hearing for the September 22 meeting by Mr. Stransky, seconded by Mr. Hislop, the motion carries, Aye-4 No-0

Absent-3 (Fortune, Wrisley, Pribble)

Tax Map #40.3-2-8.112 – Lars Kulleseid, Essex Road, Essex, Minor Subdivision Application – Agricultural and Residential. Property location is listed as west of Essex Road and south of Black House Road. Kevin Hall is the representative acting on behalf of Lars Kulleseid.

Mr. Hall was present and went through the map and explained the subdivision details.

Mr. Stransky asked about the building rights for the property. Per the town, there are 2 building rights to the property.

There were questions and answers in regard to the multiple right of way easements that exist currently and any new easements required to access the property.

On a motion to declare the application complete and schedule a public hearing for the September 22 meeting by Mr. Stransky, seconded by Mr. Hislop, the motion carries, Aye-4 No-0

Absent-3 (Fortune, Wrisley, Pribble)

Report of the Zoning Officer

None

Report of the Chair

Other Reports and Communications

Public Comment

Mr. Tisdale was present and asked about adding a 10 x 22 one story shed to his property. It is determined that because this process takes a number of months, Mr. Tisdale will consider a smaller shed that may not require a permit. Mr. Van Hoven is checking the laws regarding the number of square feet permitted based on Mr. Tisdale's property location. Mr. Tisdale and Mr. Van Hoven will communicate with one another at a later date.

Adjourn

On a motion to adjourn the meeting at 7:57 p.m. by Mr. Stransky, seconded by Mr. Walker, Motion carries, meeting is adjourned at 7:57 p.m.

Respectfully submitted by

Cheryl Sprang
Secretary