

Minutes
Town of Essex Planning Board
Regular Meeting
August 18, 2016

Call to Order

The Chairman called the Regular Meeting of the Town of Essex Planning Board to order at 7:05 p.m.

Attendance

Present: James Van Hoven – Chairman, Thomas Stransky, Janelen Fortune, David Hislop, Mark Walker, Derrick Wrisley Catherine DeWolff - Secretary

Absent: Jonathan Pribble (excused)

Also Present: Jamie Phillips, Tom Duca, Justin Green, Larry Smead, Emma Paladino
Justin Green, Lauren Murphy, Kate O’Hara, Anita Shapiro

Review and Acceptance of Minutes of July 21, 2016

On a motion to accept the minutes by Mr. Stransky, seconded by Mrs. Fortune, the motion carries by unanimous vote. Aye-6 No-0 Absent-1

Old Business

Draft Permit - Tax Map #48.04-1-7 – Spirit Sanctuary/James Phillips/Eddy Foundation – Minor Subdivision for use as a Private “green” Cemetery at 331 Cook Road, Essex, NY.

There was a discussion of the Board about physical markers being installed to show the boundaries of the cemetery. It was agreed that this will become a condition to the permit.

On a motion by Mr. Stransky to accept the draft permit with the condition for physical pin markers, seconded by Mr. Hislop, the motion carries by unanimous vote.

Aye-6 No-0 Absent-1

New Business

Tax Map #40.3-2-14.200 – Special Use - Fruition Orchards/Jori or Andy Wekin/Susie Smith for the Hub on the Hill – Second Amendment to Permit #2015-1 for an additional change of use with signs at 545 Middle Road, Essex, NY, to include a Market/Café Space, Meeting Space, Event Space, Distribution Space, and a Movie Venue.

On a motion to accept the draft amended permit as written by Mr. Stransky, seconded by Mrs. Fortune, the motion carries by unanimous consent of the Board. Aye-6 No-0 Absent-1

Tax Map #40.73-3-14 – Special Use with Site Plan – Kate O’Hara - for a replacement/use of the demolished attached “shed” at the rear of the house at 7 Beggs Point Street, Essex, NY. The replacement will be a small rear porch addition.

The Chairman read the EAF in conformance with the State of New York DEC SEQRA law where no environmental impact was noted. On a motion to declare the EAF a Negative Declaration by Mr. Hislop, seconded by Mr. Van Hoven, the motion carries by unanimous consent of the Board.

The applicant, Kate O’Hara asked the Board to waive the public hearing on her application. The Board discussed the request to waive the public hearing.

On a motion by Mr. Stransky, seconded by Mrs. Fortune to waive the public hearing, the Chairman asks for a roll call vote to waive the public hearing:

Mark Walker – yes, Derrick Wrisley – yes, James Van Hoven – no, David Hislop – yes, Janellen Fortune – yes, Thomas Stransky – yes Absent: Jonathan Pribble

The motion carries by a vote of Aye-5, No- 1 Absent-1. The public hearing is waived for this application.

Tax Map #40.73-8-3 – Special Use/Demolition – John Klipper – for a demolition of the old John Barnaby house at 283 School Street, Essex, NY. House has been unoccupied for many years and has become infested with animals and is in disrepair. Codes has condemned the house. Representative is Anita Shapiro in the absence of John Klipper.

The Chairman advised the Board that our law states that we may confer with experts for their professional opinions and that he has contacted David Hislop and John Mesick, both historic preservationists about this. The Chairman stated that he would like to wait until we get more input on this. He has spoken to John Klipper about it and he understands.

The Chairman read the EAF in conformance with the State of New York DEC SEQRA law where no environmental impact was noted. On a motion to declare the EAF a Negative Declaration by Mr. Stransky, seconded by Mr. Van Hoven, the motion carries by unanimous consent of the Board.

On a motion to deem the application complete and set the public hearing for September 15, 2016, by Mr. Hislop, seconded by Mr. Wrisley, the motion carries by unanimous consent of the Board. Aye-6 No-0 Absent-1

Tax Map #40.73-2-8 – Special Use - Emma Paladino – for an after the fact installation of central air to the property at 2309 Main Street, Essex, NY. Additionally, the applicant wishes to construct a fence and gate at the rear bottom porch area of the building. The work on the A/C has been completed. Deed is in the name of Essex Legacy Trust.

The Chairman read the EAF in conformance with the State of New York DEC SEQRA law where no environmental impact was noted. On a motion to declare the EAF a Negative Declaration by Mr. Stransky, seconded by Mrs. Fortune, the motion carries by unanimous vote, Aye-6 No-0 Absent-1

On a motion to deem the application complete and set the public hearing for September 15, 2016, by Mr. Wrisley, seconded by Mr. Hislop, the motion carries by unanimous consent of the Board, Aye-6 No-0 Absent-1

Tax Map #40.73-6-8 – Special Use/Demolition – Essex One, LLC – for demolition of the restaurant at the Essex Shipyard, commonly known as the “Rudder Club” at 2266 Lakeshore Road, Essex, NY. Applicants are Larry Smead and Emma Paladino.

There was much discussion about this application and the reasoning for demolition by the Board and the attendees. The Chairman stated that he would like to see a plan for the lot after demolition and would make a list for the applicant of the items that would be necessary for review. That being said, Chairman Van Hoven motioned to table the application until such a plan has been received by the next meeting on September 15, 2016, seconded by Mr. Stransky. The motion carries by unanimous consent of the Board, Aye-6 No-0 Absent-1
The application is tabled until the next meeting.

Report of the Chair

None

Public Comment

Mr. Stransky wished to publicly thank Code Enforcement Officer, Doug Rock, for going down to that property on the Lakeshore.

Adjourn

On a motion to adjourn the meeting by Mr. Stransky, seconded by Mr. Hislop, the meeting is adjourned at 8:13 p.m. by unanimous vote.

Respectfully submitted by

Catherine DeWolff
Secretary