

**MINUTES**  
**Town of Essex Planning Board**  
**Regular Meeting**  
**February 16, 2017**  
**7:05 p.m.**

**Call to Order**

The Chair called the meeting to order at 7:05 p.m.

**Attendance**

Present: Thomas Stransky, Derrick Wrisley, James Van Hoven, Mark Walker, and Janellen Fortune. Catherine DeWolff, Secretary

Absent: David Hislop (excused), Jonathan Pribble (excused).

Also Present: Chris Maron, A. Shapiro, Kimberly DelVecchio, Randy Cale, and Mark Hall.

**Review and Acceptance of Minutes** of January 19, 2017 – Organizational and Regular Meetings

On a motion to accept the minutes with a revision by Mr. Stransky by Mr. Walker, Seconded by Mr. Wrisley, the motion carries by majority approval of the Planning Board, Aye-5 No-0 Absent-2 (Hislop and Pribble)

**Old Business**

Draft Permit #2017-1 Tax Map #40.73-3-27 – Shannon – SUP/SPR for exterior renovation of windows and doors, a 5'x6' exterior porch with handicap ramp, and a 9' x 22' deck connected to the existing porch at 11 Orchard Street, Essex. Representative: Mark Hall.

On a motion to approve the draft permit by Mr. Stransky, seconded by Mrs. Fortune, the motion carries, Aye-5 No-0 Absent-2 (Hislop, Pribble)

Mr. Stransky asked if anyone has hit a septic tank or system during construction. Mark Hall answered no. Mr. Stransky continued, if a septic tank was hit, what would we do? Mr. Walker suggested that they should be filled with sand. There was a discussion of the old tanks that remain on properties from the sewer project.

Draft Permit #2017-2 Tax Map #40.73-3-18 – Ellen Dalton – SUP/SPR for construction of a new entry porch at 2 Beggs Point Street, Essex. Representative: Mark Hall.

On a motion to approve the draft permit by Mr. Walker, seconded by Mrs. Wrisley, the motion carries, Aye-5 No-0 Absent-2 (Hislop, Pribble)

Draft Permit #2017-3 Tax Map #49.15-2-1 – DelVecchio/Cale - SUP/SPR for a shoreline stabilization project at 73 Albee Lane, Essex. Representative: Randy Cale.

Mr. Cale, Applicant, appeared for Mark Buckley, the engineer on the project. Mr. Cale presented a modified engineering rendition which takes out the concrete block and replaces it

with a grass bank down to the rip rap. Mr. Cale advised the Board that this is more to the liking of the APA. The permit will be revised to show that the Town is awaiting approval of the APA and the Army Corps of Engineers for this project and that Condition #6 be removed from the permit. The permit shall not be issued until the Planning Board receives permits from the APA and the ACOE.

### **New Business**

**Tax Map #40.73-3-6.1 – Shapiro** – Special Use application for a wire fence to be located on the sides and rear of 2302 Main Street, Essex.

Anita Shapiro described her project to the Planning Board. The clear wire fence will encompass the perimeter of her side and rear yard leaving the front and most of the side yards open. The fence will be under the allowed 6' and will be more like 3-4' tall. The posts will be round cedar. The Town would like a condition on the permit to state that only authorized Town of Essex personnel shall enter the premises to access the buried utilities on this property. Water lines and sewer lines run through the backyard of this property and a water shut off to the rear neighbor and a sewer manhole are located on the Shapiro property.

On a motion to waive the public hearing for this minor action by Mr. Stransky, seconded by Mrs. Fortune, the motion carries, Aye-4 No-1 (Wrisley) Absent-2 (Hislop, Pribble)

SEQRA: The Chair reads the short form EAF submitted with the application, in conformance with NYS DEC SEQRA law. On a motion to deem the EAF a Negative Declaration by Mr. Stransky, seconded by Mr. Walker, the motion carries, Aye-5 No-0 Absent-2 (Hislop, Pribble).

On a motion to deem the application complete and issue the permit with the above mentioned conditions by Mrs. Fortune, seconded by Mr. Wrisley, the motion carries, Aye-5 No-0 Absent-2 (Hislop, Pribble)

**Tax Map #49.11-1-21.100 – Ierardi** – SUP w/ SPR application for a new construction boat storage barn at 42 Clubhouse Way, Crater Club, Essex. Representative: Mark Hall.

Mark Hall describes the action for his clients, Robert and Beryl Ierardi. The boat storage barn is on the Ierardi property but needs a variance from the ZBA because the setbacks are too close, ten feet instead of 20 feet. The Crater Club owns the property surrounding the boat barn and has already approved the 10 foot setbacks. The ZBA will meet on March 15, 2017, to take action and hold their public hearing on the variance.

SEQRA: The Chair reviews the short form EAF submitted with the application in conformance with NYS DEC SEQRA law and asks for a motion to deem the EAF a Negative Declaration. On a motion to deem the EAF a Negative Declaration by Mr. Wrisley, seconded by Mrs. Fortune, the motion carries, Aye-5 No-0 Absent-2 (Hislop, Pribble).

On a motion to deem the application complete and waive the public hearing in favor of the ZBA's determination for same, by Mr. Van Hoven, seconded by Mr. Stransky, the motion carries, Aye-5 No-0 Absent-2 (Hislop, Pribble).

The Planning Board discussed not holding the March meeting for lack of quorum. On a motion to cancel the March Planning Board meeting by Mr. Stransky, seconded by Mr. Wrisley, the motion carries, Aye-5 No-0 Absent-2 (Hislop, Pribble).

Chris Maron – CATS – Discussion of new Essex Trail.

Chris Maron, Director of the Champlain Area Trails System (CATS) appeared before the Planning Board to talk about CATS new proposed trail for the Town of Essex. The trail would originate in the northwest corner of the parking lot currently owned by ECHO. He showed some photos of what a “historic” looking bridge over the Tannery Brook would look like at the trailhead. Mr. Maron advised the Board that he has received permissions from most property owners whose land the trail would traverse. He further advised that currently the agreements are non-permanent but they are trying to get the agreements to be permanent and deeded easements. ECHO would like to see a master plan from CATS and would also like them to restore the Tannery building as part of the master plan. Mr. Maron advised that they can get funding for that. Further, we are asking them to approve a preliminary plan and fence off the Tannery and have an interim trailhead.

The Planning Board discussed the new trail with enthusiasm for the project.

The Chair thanked Mr. Maron for coming.

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

None

### **Report of the Chair**

None

### **Other Reports and Communications**

#### **Public Comment**

Mr. Stransky stated that the Town should invest in a full-time grant writer so that the Town does not lose out on grant funds that might be available to it.

Mark Hall asked about the Kennedy Barn, a project that he will be bringing to Planning Board hopefully for the March meeting. The Chair advised Mr. Hall that the March meeting is cancelled and he would have to wait until the April meeting to bring the action.

#### **Adjourn**

On a motion to adjourn the meeting by Mr. Walker, seconded by Mr. Wrisley, the motion carries, Aye-5 No-0 Absent-2 (Hislop, Pribble). The meeting is adjourned at 8:00 p.m.

Respectfully submitted by

Catherine DeWolff, Secretary