

Town of Essex Planning Board
MEETING MINUTES
May 21, 2015
Public Hearing
7:00 p.m.

Call to Order

Chairman Van Hoven called the Public Hearing to Order at 7:00 p.m. with the Pledge of Allegiance to the Flag.

Attendance

Present: Olive Alexander, Derrick Wrisley, James Van Hoven, Thomas Stransky, David Hislop, Mark Walker, H. Nicholas Muller III (late 7:03) Catherine DeWolff, Secretary

Also Present: Mark Hall, Lauren Murphy, Kevin DeLaughter, Emily Phillips

Public Hearing

Tax Map #49.3-2-2.100 – Perry to Walker – Minor Subdivision – A minor subdivision of 3 acres +/- in the Hamlet of Whallonsburg of the Town of Essex, and to add a pole barn to store farm equipment and hay. Owner is Robert Perry. Legal Representative is Mark Walker.

Public Comment

Chairman Van Hoven queried the Board and the Public present about the action before them and if there were any questions or objections to the minor subdivision. There being none, the Chairman closed the Public Hearing at 7:03 p.m. by full consent of the Board.

Adjourn

The Public Hearing is adjourned at 7:03 p.m.

Respectfully submitted by

Catherine DeWolff, Secretary

Town of Essex Planning Board
MEETING MINUTES
May 21, 2015
Regular Meeting
7:04 p.m.

Call to Order

Chairman Van Hoven called the Regular meeting to order at 7:04 p.m.

Attendance

Present: Olive Alexander, Derrick Wrisley, James Van Hoven, Thomas Stransky, David Hislop, Mark Walker, H. Nicholas Muller III Catherine DeWolff, Secretary

Also Present: Mark Hall, Lauren Murphy, Kevin DeLaughter, Emily Phillips

Review and Acceptance of Minutes

The Minutes of March 10, 2015 were again presented for lack of quorum at the last meeting. On a motion to accept the minutes as presented by Mr. Stransky, seconded by Mr. Wrisley, and with Messrs. Muller, Van Hoven and Hislop abstaining, the motion carries, Aye-4 No-0 Abstain-3
The Minutes of the last meeting, April 16, 2015, were presented. On a motion by Mr. Muller to accept the minutes as presented, seconded by Mr. Stransky, and with Mrs. Alexander abstaining the motion carries, Aye-6 No-0 Abstain-1

Old Business

SEQRA Review – Tax Map #49.3-2-2.100 – Perry to Walker – Minor Subdivision

The Chairman reviewed the EAF included in the application. On a motion by Mr. Muller to deem the EAF a Negative Declaration, seconded by Mr. Wrisley, the motion carries by unanimous consent of the Board, Aye-7 No-0

Draft Permit - Tax Map #49.3-2-2.100 – Perry to Walker – Minor Subdivision. On a motion to accept the Draft Permit as written by Mr. Muller, seconded by Mr. Stransky, the motion carries by unanimous consent of the Board, Aye-7 No-0

New Business

Amendment to Permit EPB 2014-16 – Pataki – New house plans replace what was originally permitted. Mark Hall appears as Representative for the Pataki's. The new plans reduce the square footage of the house. Exterior details will be a change in color from white to pale yellow and the style will change from a Greek Revival to a Colonial/Georgian style. On a motion to accept the draft permit as written with the inclusion of the wording: “Any significant modification of this project including changes in the exterior design and appearance of the structure and its elements, its overall size (e.g. dimensions and square footage) and location on the plot require approval of the Planning Board. If such modifications are contemplated the applicant must promptly inform the Zoning Officer who, in a timely way, will make a determination as to whether the proposed modifications are substantial enough to invalidate the permit and require the approval of the Planning Board,” by Mr. Muller, seconded by Mr. Hislop, the motion carries by unanimous consent of the Board, Aye-7 No-0

Amendment to Permit EPB 2015-2 – Allen – Camp Bonnie – The Applicant's through their Lawyer have asked the Planning Board to remove Condition #6 (substantially retain the hedgerow) of the original permit. On a motion to accept the permit as written by Mr. Hislop, seconded by Mr. Muller, the motion carries by unanimous consent of the Board, Aye-7 No-0

Site Plan Review – Tax Map #40.73-2-11 – CFES (Dalton) – “Van Ornam Kiosk”. This action replaces the old bulletin board in front of the post office building. The project came to the Planning Board in September of 2014 but was not completed. New plans have been substituted for the original and a new application is hereby made. Representative is Mark Hall. There was a discussion of set-backs for this action. On a motion to deem the application complete by Mr. Stransky, seconded by Mr. Hislop, the motion carries by unanimous consent of the Board, Aye-7 No-0

On a motion to set the Public Hearing for June 18, 2015 by Mr. Wisley, seconded by Mrs. Alexander, motion carries by unanimous consent of the Board, Aye-7 No-0

Site Plan Review – Tax Map #40.81-3-6 – DeLaughter – For a front door “vestibule” of 5'x 7' at their residence, 2204 Lakeshore Road, Essex, NY. On a motion to deem the application complete by Mr. Muller, seconded by Mr. Walker, the motion carries by unanimous consent of the Board, Aye-7 No-0

In reviewing the deed, Mrs. Alexander brings up that the deed reads that the former owner of the property must be notified of any alterations to the property and queried the applicant about it. Kevin DeLaughter advised the Board that while he did speak with Mrs. Johnson about the deed restrictions and got her blessing, he did not have it in writing. The Chairman asked the Secretary to make that a condition of the easement wording in the draft permit.

On a motion to set up the Public Hearing for June 18, 2015 by Mrs. Alexander, seconded by Mr. Stransky, the motion carries by unanimous consent of the Board, Aye- 7 No -0

Report of the Zoning Officer

Lauren Murphy distributed her report to the Board prior to the meeting. Fences were discussed. Code Officer will judge what comes to the Planning Board. Mrs. Alexander brought up the

Kimball permit which was only for last summer. Chairman Van Hoven responded to leave it alone until the new sign authorized for displaying notices is in place. There was a discussion of a farm stand next to the Pink Pig. The Chairman advised that it would be appropriate for the Zoning Officer and Chair to talk with the proprietor and then the Chair will advise the Board of their decision. Chairman Van Hoven asked Ms. Murphy about the trash pile at Benways and what has been done about it. Ms. Murphy responded that an Order to Remedy has been issued. Mr. Stransky asked about the situation on Sayre Road, Elaine Miller's complaint. Ms. Murphy responded that it was a tough situation, a home business that has expanded into a large scale trucking business. There was a discussion of the situation and that of trucks not allowed to be parked outside residences in the Hamlet area.

Report of the Chairman

Chairman Van Hoven advised the Board that the Zoning Law revisions are now law. Map changes by the APA will be the next step and Matt Kendall is working on that. There was a discussion of the Forestry Checklist that was distributed to the Board. It was sent to the Chairman by Frank Shirley, a professional forester, who gave the Chairman good advice and information governing forestry in our town. It will be up to the Zoning Officer to enforce the new law.

Adjourn

On a motion by Mr. Muller to adjourn the meeting and by unanimous consent of the Board, the meeting is adjourned at 7:54 p.m.

Respectfully submitted by

Catherine DeWolff, Secretary