

New Business

Tax Map #49.15-1-28.000 – **Tisdale** – Special Use with Site Plan - New construction of an accessory structure 14'x 14' seasonal camp at 1671 Lakeshore Road, Essex.

Contractor/Representative: Nick Bailey.

Betsy Tisdale described her project to the Planning Board.

SEQR: A SEQR Review was conducted by the Planning Board in conformance with NYS DEC law. A short form EAF was filed with the application and was deemed a Negative Declaration.

On a motion by Mr. Stransky to declare the EAF a Negative Declaration, seconded by Mr.

Hislop, the motion carries by unanimous consent of the Planning Board, Aye-7.

On a motion to deem the application complete but waive the Public Hearing for this action by

Mr. Stransky, seconded by Mrs. Fortune, the motion carries by majority vote, Aye-5 (Wrisley,

Pribble, Hislop, Fortune, Stransky) No-1 (Van Hoven) Abstain-1 (Walker)

The Secretary is ordered to write the permit but gain Board approval before issuance.

Tax Map #40.73-2-9 – **Moses** – Special Use with Site Plan – 35' backyard fence at 2307 Main Street, Essex.

Ms. Moses described her fence application and reason for it to the Planning Board.

SEQR: A SEQR Review was conducted by the Planning Board in conformance with NYS DEC law. A short form EAF was filed with the application and was deemed a Negative Declaration.

On a motion by Mr. Stransky to declare the EAF a Negative Declaration, seconded by Mr.

Walker, the motion carries by unanimous consent of the Planning Board, Aye-7.

On a motion to deem the application complete but waive the Public Hearing for this action by

Mr. Van Hoven, seconded by Mrs. Fortune, the motion carries by unanimous vote, Aye-7.

The Secretary is ordered to write the permit but gain Board approval before issuance.

Tax Map #49.1-1-24.120 – **Ulmer** – Special Use/Change of Use for the Shop building to guest cottage use at 377 Christian Road, Essex.

Mrs. Robin Ulmer described her application to the Planning Board. Mr. Stransky questioned the use of a compost toilet and dry well versus a septic field. Mrs. Ulmer responded that where a traditional septic would be placed, it is very wet, so she came up with this alternative. The Code Enforcement Officer, Douglas Rock, advised that Mrs. Ulmer would need Department of Health approval for this type of system. The Board agreed that they would make that a condition in the permit.

SEQR: A SEQR Review was conducted by the Planning Board in conformance with NYS DEC law. A short form EAF was filed with the application and was deemed a Negative Declaration.

On a motion by Mr. Stransky, to deem the EAF a Negative Declaration, seconded by Mr.

Pribble, the motion carries by unanimous consent of the Board, Aye-7.

On a motion to declare the application complete and set the public hearing for November 17,

2016, by Mr. Van Hoven, seconded by Mr. Hislop, the motion carries by unanimous consent of the Planning Board, Aye-7.

Report of the Chair

None

Public Comment

Mrs. Fortune commented on the many hedgerows throughout the village area, cedar trees used as living fences. The Secretary advised that several letters have gone out but that several more need to be addressed.

Mr. Stransky mentioned that the Assessors are saying that they are not getting information on land changes. The Secretary advised that she always gives the Town Assessors copies of her permits.

Kate Moses asked what the protocol for hedges was. The Chair responded that the town law allows for hedgerows to be 6 feet on the sides and rear of a property and 4 feet in the front of a property.

There was a discussion of what was going on with the Rudder Club action as several rumors had been heard around town. We are waiting on an Environmental Impact Statement from the applicant.

Adjourn

On a motion to adjourn by Mr. Stransky, seconded by Mr. Walker, the Regular Meeting of the Planning Board is adjourned at 8:00 p.m.

Respectfully submitted by

Catherine DeWolff
Secretary