

Minutes
Town of Essex Planning Board
Regular Meeting
November 21, 2019
7:00 p.m.

Call to Order

Chair DeWolff opened the meeting at 7:03 p.m. and led the meeting with the Pledge of Allegiance.

Attendance: Anh Thu Cunnion, Catherine DeWolff, Jonathan Pribble, Anita Shapiro, Tom Stransky, Mark Walker

Absent: David Hislop

Others in Attendance: John Doyle, Karol Kempster, Gladys Person, Mac MacDevitt, Ken Hughes, Colleen Van Hoven, Jim Van Hoven, Gary Heurich, Cole Starkey, Susie Smith, Chris Maron, Chris DePinto, James Young-Schmitt

Chair DeWolff introduced Jackie Thomas as the new Secretary.

Review and Acceptance of Minutes On a motion to accept the public hearing and regular meeting minutes of September 19, 2019, by Mr. Stransky, seconded by Mr. Walker, the motion carries, Aye-6 No-0 Absent-1 (Hislop)

New Business

Draft Permit – Tax Map #40.73-2-7 – The Town of Essex – Special Use with Site Plan Review Permit for a period 1911 two-story porch addition to the front of the Essex Town Hall.

SEQR Complete

On a motion to reconsider the draft permit by Ms. Cunnion, seconded by Mr. Stransky, the motion carries, Aye-6 No-0 Absent-1 (Hislop)

Chair DeWolff read conditions #8 and #9 that were added after the public hearing on September 19, 2019.

On a motion to approve or deny the permit by Mr. Stransky, seconded by Mr. Walker, and opened to the floor for discussion.

The board discussed the added conditions, signage, funding for maintenance account, and painting.

Mrs. Shapiro asked questions about the added conditions. Why was the signage added in #8? What will be on the sign? Will the town set a reserve fund for maintenance? If so, how much, where is the money coming from, and who will budget or keep the money? Ms. Cunnion explained that if all of the conditions were not met then the permit would be invalid. Mrs. Shapiro suggested the sign not be included in this permit and be a separate issue, and #9 be eliminated. Ms. Cunnion stated #9 was necessary to ensure maintenance of the porch. Chair

DeWolff added that the Town would be raising the money for maintenance. Mr. Walker said it would be donations and maybe taxes. Mr. Stransky believes the new Town administration will be researching grant opportunities. Gary Heurich explained the vision of the sign. He would like to include as much information as possible. Ken Hughes thought it would be an interpretive sign. Possibly a pillar with laminated sign that was professional, well done, and well-balanced with the environment. Mr. Stransky said he was in favor of the sign. Mrs. Shapiro asked for a motion to strike conditions #8 and 9. There being no support from the board, Chair DeWolff continued with consideration. Ken Hughes explained that the town can set up a reserve fund at any time for a specific reason and it would be outside of taxes. The Town Clerk would receive the money and it would be deposited into a reserve fund. Ken also mentioned that each year the town budget includes a \$5,000 line item for maintenance of the Wright's Inn and it is funded by taxes. There is also a one-time \$20,000 budgeted amount to paint the building in 2020. Mrs. Shapiro asked what color the building would be painted. Gary Heurich said the building would be painted regardless of the porch.

On a roll call vote draft permit #2019-20 for the porch project was approved as written by majority vote 5 to 1.

Tax Map #48.76-1-14 – John Doyle/Laura Sells-Doyle – Change of Use to 3 – one-bedroom apartments at the Whallonsburg School House.

Mr. Doyle described his project to the board. Mr. Stransky asked if there would be separate outside entry for each apartment. Mr. Doyle said there would be. SEQRA short form EAF was completed and deemed a negative declaration on an unlisted action. Parking spots were already in place when it was a school. On a motion to deem the application complete by Mr. Walker, seconded by Mrs. Shapiro, the motion carries, Aye-6 No-0 Absent-1 (Hislop)

The public hearing was set for December 19, 2019.

Presentation

Chris Maron of CATS to discuss the new Quarry Park. Mr. Maron spoke about the project and shared maps with the board. The public had many suggestions for the park. The board awaits the completed application.

Report of the Zoning Officer

Report was received for the month of October 2019.

Report of the Chair

Training, Training, Training

Secretary to research on-line training opportunities.

Public Comment

Adjourn

With unanimous consent of the board, Chair DeWolff adjourned the meeting at 7:45 p.m.

Respectfully submitted by

Jacqueline Thomas
Secretary