

Minutes
Town of Essex Planning Board
Regular Meeting
October 15, 2020
7:00 PM

Call to Order

Acting Chairman Hislop opened the meeting at 7:20 PM.

Attendance: Anh Thu Cunnion, David Hislop, Gladys Person, Jonathan Pribble, Anita Shapiro, Tom Stransky, Mark Walker, Jacqueline Thomas

Alternates: Karol Kempster, Cole Starkey

Others in Attendance: Scott Abrahamson, Meghan Giroux, Kevin Hall, Deborah Blake, Mark Miller, Lee Maxey, Heather Maxey, Lauren Murphy, Ken Hughes, Steven Kellogg

Review and Acceptance of Minutes

Mr. Stransky requested that “septic” be changed to “sewer” on page 2 of the regular meeting minutes.

On a motion to accept the September 17, 2020 Public Hearing Minutes and Regular Meeting minutes, with the correction, by Mr. Stransky, and seconded by Mrs. Shapiro, the motion carries, Aye-7 No-0

Old Business

Tax Map #48.4-1-6.110 – Eddy Foundation – Subdivision Application, Walker & Cook Roads, Whallonsburg.

Lauren Murphy confirmed that the house that is allowed on the new subdivision will be on the hamlet portion and accessible from Cook Road. Meghan Giroux said only agricultural buildings (barns, greenhouses, worker housing, etc.) will be on the remaining property.

The SEQR was completed by APA.

On a motion to issue the permit by Mr. Stransky, and seconded by Mr. Pribble, by roll call vote, the motion carries. Aye-7 No-0

Scott Abrahamson supplied a copy of the 10-year lease held by Meghan Giroux and requested that it be added to the project application. This will also be submitted to the APA. There are seven years remaining on the lease agreement. However, they will proceed with the sale of the property as soon as possible.

On a motion to add the lease agreement to the permit application packet by Acting Chairman Hislop, seconded by Mr. Walker, and with unanimous consent of the board, the motion carries.

Tax Map #49.11-1-45.100 – Mark & Christine Miller – New boat shed and barn addition, 10 Lila Way, Essex

There was discussion regarding the square footage of living space in the barn and proposed new addition. It appears to be more than 1000 square feet.

This project will need to be reviewed by the ZBA for a variance allowing a larger residential space.

The Planning Board will approve the permit for this project with a limitation of 1000 square feet of living space unless or until the ZBA approves a variance for the increased residential square footage.

On a motion to issue the permit with conditions by Mr. Pribble, seconded by Ms. Cunnion, by roll call vote, the motion carries. Aye-6 No-0 Abstain-1 (Walker)

New Business

Tax Map #40.57-3-10 Steven Kellogg, 2838 Essex Road and 40.45-3-11 Katherine Cross Estate, 2830 Essex Road – Boundary Line Adjustment

Kevin Hall explained the boundary line adjustment and provided a map of the proposed change. He submitted the SEQR form. The APA deemed this is not in their jurisdiction. There is no new development planned for their property. The proposed lots meet minimum requirements for any future development. Plantings will be done to replace the path that runs along the current boundary line. There was a prior boundary line agreement but now the official adjustment will be completed, filed with the county, and the tax map will be updated.

On a motion to deem the application complete by Mr. Stransky, seconded by Mr. Pribble, and with unanimous consent of the board, the motion carries.

On a motion to set the public hearing by Mr. Stransky, and seconded by Ms. Cunnion, and with unanimous consent of the board, the motion carries.

The Public Hearing will be held at 7 PM on November 19, 2020.

Report of the Zoning Officer

No report for September 2020.

Ken Hughes said ads were done for a long-term Zoning and Code Officer. They are waiting for letters of interest and applications. In the mean time there are some projects that need review by a code officer. Ken is checking with area town code officers to see if they would be willing to temporarily fill in for \$125/day. This would be for permitted projects only. No new permits for now.

Shared services for this position have not worked in the past so that is not a long-term option. The temporary code officer position would be separate employment from the position they currently hold in their town.

If the new zoning/code officer is not trained then the town will pay for all training expenses. If the new person is trained then the salary will be higher since there won't be training costs.

Report of the Acting Chairman

The board needs to appoint a Vice-Chair. They will work locally with the secretary while the chairman is in Florida. As there were no volunteers at this meeting it will be discussed next month.

Training courses are online and are getting better and more interesting. Everyone needs to get their training done for the year.

Next year we will be doing a workshop before our meetings. People can come in to discuss projects, app process, and what info they will need before they formally submit their application. These informal workshops will start at 6 or 6:30. There are more projects coming up where a workshop would help the applicant.

The next meeting will be held on November 19, 2020. Deadline for applications will be November 9, 2020.

Public Comment

None

Adjourn

On a motion to adjourn by Acting Chairman Hislop, the meeting was closed at 8:10 PM.

Respectfully submitted by

Jacqueline Thomas
Secretary