

**MINUTES**  
**Town of Essex Planning Board**  
**Meeting**  
**April 20, 2017**  
**7:00 p.m.**

**Call to Order**

The Chair called the meeting to order at 7:02 p.m. and led the attendees in the Pledge of Allegiance.

**Attendance**

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

Absent: David Hislop

Also present: Jeremy DeGroff, Justin Green, Matthew McArdle, Anita Shapiro, Sally Minich,  
Keith Prosk, Linda and Ray Faville, Karen and Rick Dalton, Mark Hall

**Review and Acceptance of Minutes** of February 16, 2017.

On a motion to accept the minutes of the February meeting by Mr. Stransky, seconded by Mrs. Fortune, the motion carries, Aye-6 No-0 Absent-1

**Old Business**

None

**New Business**

Tax Map #40.73-6-8 – Essex One, LLC/Larry Smead for LCAF Review and plan for demolition review of the Rudder Club building at 2266 Lakeshore Road, Essex.

Attorney Matthew McArdle represented the applicant. The Chair describes the action and reminds the Board that the original application was taken up at the September 2016 meeting whereby a Positive Declaration was issued resulting in an EIS to be accomplished by the applicant and we are moving forward from there. The Chair referenced his notes on same to the Planning Board. We involved SHPO in this and today we learned from them that the building is not architecturally significant. The building was built in 1950. The LCAF (Local Consistency Assessment Form) received by the Applicant provided that nothing was applicable in the demolition, so now we are back looking at this application again. The Chair reads aloud a summary of the SHPO (State Historic Preservation Office) letter received this afternoon. The point we are addressing tonight is that we have learned some substantial changes that merit us revisiting the SEQRA.

Mr. Stransky motions to modify the SEQRA. The Chair reads the former EAF and suggests that the Board could change from Moderate/Large to Small Impact, based on our new knowledge from the State, and thereby deem the EAF a Negative Declaration. Mr. Walker seconds the motion on the table. Motion carries, Aye-6 No-0 Absent-1

After discussion of the demolition of the Rudder Club, Mrs. Fortune expressed her frustration by the action and the loss of the place. There was further discussion by the Board. Mr. Stransky asked about the possibility of the Planning Board allowing something there in the future, there was further discussion of the possibility.

On a motion to deem the application complete and set the Public Hearing for May 18, 2017 by Mr. Walker, seconded by Mrs. Fortune, the motion carries, Aye-6 No-0 Absent-1

Tax Map #40.81-3-2.100 – Sally Minich and Keith Prosk at 2218 Lakeshore Road, Essex, Special Use w/ Site Plan for small front yard fence and minor renovations to the house including an improved entryway and repair and replace of rear decks.

SEQRA: On a motion to deem the EAF a Negative Declaration by Mr. Stransky, seconded by Mr. Pribble, motion carries, Aye-6 No-0 Absent-1

On a motion to declare the application complete and set the Public Hearing for May 18, 2017, by Mr. Pribble, seconded by Mr. Wrisley, the motion carries, Aye-6 No-0 Absent-1

Tax Map #40.73-3-13 – Henry and Laura Kennedy, 2249 Lakeshore Road, Essex, Special Use w/ Site Plan for demolition and replacement of garage which will include a sleeping space and be considered an Accessory Structure. Mark Hall is the legal representative and describes the action to the Planning Board.

SEQRA: On a motion by Mr. Stransky to deem the EAF a Negative Declaration, seconded by Mr. Wrisley, the motion carries, Aye-6 No-0 Absent-1

On a motion to deem the application complete and set the Public Hearing for May 18, 2017, by Mrs. Fortune, seconded by Mr. Van Hoven, the motion carries, Aye-6 No-0 Absent-1

Tax Map #49.1-1-12 – George and Libby Pataki, 44 Farm Way, for an Amended Permit to Permit #2016-5, for roof dormer, demolition and reconstruction of rear back porch to make an enclosed space of similar size. Amended Permit is provided the Board.

Mark Hall appeared before the Board as the legal representative and described the action.

The Planning Board discusses the project.

On a motion to approve the Amended Permit as written by Mrs. Fortune, seconded by Mr. Pribble, the motion carries, Aye-6 No-0 Absent-1

Tax Map #40.65-3-5.200 – Sign Permit: Jeremy DeGross/Adirondack Outdoor Enthusiast, for two signs at John Doyle's downstairs rental in Old Dock driveway area.

On a motion to approve the sign permit by Mr. Stransky, seconded by Mr. Walker, the motion carries, Aye-6 No-0 Absent-1

Tax Map #40.73-2-13 – Rick and Karen Dalton/Essex Inn for a Special Use w/ Site Plan for a rear deck on the Old Stone Church building at 11 Church St., Essex.

Mr. Stransky asked the applicants if there would be lighting. Karen Dalton replied in the affirmative, however, it would strictly be downcast lighting.

SEQRA: On a motion to deem the EAF a Negative Declaration by Mr. Pribble, seconded by Mrs. Fortune, the motion carries, Aye-6 No-0 Absent-1

On a motion to declare the application complete and set the Public Hearing for May 18, 2017 by Mr. Van Hoven, seconded by Mr. Stransky, the motion carries, Aye-1 No-0 Absent-1

Tax Map #40.73-6-6.100 – Off Premises Sign Permit: Chez Lin and Ray’s Restaurant.  
On a motion to approve the Off Premise Sign Permit by Mrs. Fortune, seconded by  
Mr. Wisley, the motion carries, Aye-5 No-1 (Stransky) Absent-1

Tax Map #40.65-3-4.002 – Old Dock House/Copey Houghton – Special Use for a small Mini  
Putt Putt Golf of 3 or 4 holes to the right of the entrance to the restaurant at 2754 Essex Road,  
Essex. Corey Houghton describes his action to the Board.

SEQRA: On a motion to deem the EAF a Negative Declaration by Mr. Van Hoven, seconded by  
Mrs. Fortune, the motion carries, Aye-6 No-0 Absent-1

On a motion to waive the Public Hearing on this minor action by Mr. Stransky, seconded by  
Mr. Wisley, the motion carries, Aye-6 No-0 Absent-1

On a motion directing the Secretary to write the Permit by Mr. Van Hoven, seconded by  
Mrs. Fortune, the motion carries, Aye-6 No-0 Absent-1

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

None

### **Report of the Chair**

None

### **Other Reports and Communications**

### **Public Comment**

### **Adjourn**

The meeting is adjourned at 7:58 p.m. by unanimous vote of the Board.

Respectfully submitted by

Catherine DeWolff

Secretary