

Town of Essex Planning Board

Meeting Minutes April 16, 2015 Special Meeting 6:45 p.m.

Call to Order and Pledge

Acting Chairman Stransky called the meeting to order at 6:45 p.m. and led us in the Pledge of Allegiance.

Attendance

Present: Thomas Stransky, H. Nicholas Muller III, James Van Hoven, Derrick Wisley, Mark Walker, Catherine DeWolff, Acting Secretary

Absent: David Hislop, Olive Alexander

Also Present: Mark R. Hall, Nancy Dougal, Jonathan Pribble, Lauren Murphy, Essex Codes Officer

Tax Map #49.7-4-10 - Site Plan Review - Gibson - Screened porch and deck.

A special meeting was called to deem the Gibson application complete, the property is better known as Cannon Point in the Town of Essex.

On a motion to deem the application complete by Mr. Muller, seconded by Mr. Van Hoven, the motion carried by unanimous vote, Aye-5 No-0 Absent-2

On a motion to set the Public Hearing for April 16, 2015, at 7:00 p.m., eight minutes from now, by Mr. Van Hoven, seconded by Mr. Muller, the motion carried by unanimous vote, Aye-5 No-0 Absent-2

Public Comment:

None

Adjourn:

The Special Meeting adjourned at 6:47 p.m.

Respectfully submitted by

Catherine DeWolff, Acting Secretary

**Town of Essex Planning Board
Meeting Minutes
April 16, 2015
Public Hearing
7:00 p.m.**

Call to Order

Acting Chairman Stransky called the Public Hearing meeting to order at 7:00 p.m.

Attendance

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

Also Present: Mark R. Hall, Nancy Dougal, Jonathan Pribble, Lauren Murphy, Essex
Codes Officer

Public Hearing

Tax Map #49.7-4-10 - Gibson - Site Plan Review for a screen porch addition and to
enclose the existing porch. Acting Chairman Stransky asked the Board if they had any
concerns or comments on the application. There were none.

Public Comment

Acting Chairman Stransky asked the public in attendance if they had any questions or
comments on the Gibson application. There being none, the Acting Chairman asked for a
motion to close the public hearing.

Adjourn

On a motion to closed the Public Hearing by Mr. Van Hoven, seconded by Mr. Muller,
the Public Hearing on Gibson is adjourned at 7:02 p.m. by unanimous vote of the Board,
Aye-5 No-0 Absent-2

Respectfully submitted by

Catherine DeWolff, Acting Secretary

**Town of Essex Planning Board
Meeting Minutes**

April 16, 2015
Regular Meeting
7:02 p.m.

Call to Order

Acting Chairman Stransky called the regular meeting of the Planning Board to order at 7:02 p.m.

Attendance

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

Also Present: Mark R. Hall, Nancy Dougal, Jonathan Pribble, Lauren Murphy, Essex Codes Officer

Review and Acceptance of Minutes

Minutes of the March 19, 2015 Public Hearing and Regular Meeting. Motion to accept the minutes was tabled for lack of quorum of those present for this particular meeting.

Old Business

SEQRA - Gibson - Site Plan Review

Acting Chairman Stransky read through the EAF submitted with the application in accordance with the State of New York SEQRA law. A motion to deem the EAF a Negative Declaration after careful review of the Board was made by Mr. Muller, seconded by Mr. Walker, the motion carried by unanimous vote of the Board, Aye-5 No-0 Absent-2.

Draft Permit - EPB 2015-5 - Tax Map #49.7-4-10 - Gibson - Site Plan Review for a screen porch addition at the property known as "Cannon Point", 1996-2006 Lakeshore Road, Essex.

The Board discussed the permit and wished to make an amendment to the permit, that being that all architectural renderings and drawings become part of the permit. On a motion to accept the permit as written with the amendment as stated by Mr. Van Hoven, seconded by Mr. Muller, the motion carried by unanimous vote of the Board, Aye-5 No-0 Absent-2

New Business

Tax Map #49.3-2-2.100 - Walker - Minor Subdivision application - A minor subdivision of one lot of approx. 3 acres in the Hamlet of Whallonsburg from Robert Perry, owner, to build a pole barn to be used for storing farm equipment and hay storage.

Mr. Walker recused himself from the deliberations. Planning Board Alternate Nancy Dougal replaced him for voting purposes. On a motion to deem the application complete contingent upon an abutters list and a survey by Mr. Wrisley, seconded by Mr. Muller, the motion carried by unanimous consent of the Board, Aye-5 Abstain-1 No-0 Absent-2
On a motion to set the Public Hearing for the next meeting of the Planning Board on May 21, 2015, by Mr. Muller, seconded by Mr. Wrisley, the motion carried by unanimous consent of the Board Aye-5 Abstain-1 No-0 Absent-2

Tax Map #40.81-1-14 - Ames - Site Plan Review - Demolition application for razing the house at 2215 Lakeshore Road, Essex. After the demolition of the house, the lot will be a

vacant, but buildable lot. Jon Pribble was in attendance as the representative on the project, he will also be the contractor. The Planning Board discussed this project. Mr. Muller said that he would like the permit to be conditioned to add reseeded of the lot and maintenance. Acting Chairman Stransky related that our charter is the safety and welfare of our citizens and to keep property values from decreasing. The Board suggested that the permit include wording that after demolition is completed that the lot be graded, reseeded, and maintained consistent with the character of the neighborhood.

On a motion to deem the application complete by Chairman Van Hoven, seconded by Mr. Muller, the motion carried by unanimous vote of the Board, Aye-5 No-0 Absent-2
Code Office Lauren Murphy suggested wording be added to include that upon the recommendation of the Zoning/Code Enforcement Officer, the site poses a hazard and the building has outlived its usefulness, but that the vacant lot remain a buildable lot in the hamlet.

On a motion to waive the Public Hearing on the application by Mr. Muller, seconded by Mr. Walker, the motion carried by unanimous vote, Aye-5 No-0 Absent-2

SEQRA - Ames - Acting Chairman Stransky read the EAF submitted by the applicant and taking into consideration the health, safety and welfare of its citizens and of the consideration of the environment, a motion to deem the EAF a Negative Declaration was made by Mr. Muller, seconded by Mr. Van Hoven. The motion carried by unanimous vote of the Board, Aye-5 No-0 Absent-2

The Board suggested a condition to the permit be that the demolition and clean-up be completed within 60 days of the issuance of the permit.

On a motion to approve the permit with the conditions as noted above, made by Mr. Muller, seconded by Mr. Walker, the motion carried by unanimous vote of the Board, Aye-5 No-0 Absent-2

Report of the Zoning Officer

Lauren Murphy had distributed her report to the Board before the meeting.

Report of the Chairman

Acting Chairman Stransky said that he went to Local Government Day at the Crowne Plaza in Lake Placid and highly recommends it. He advised that he learned that as Planning Board members it is incumbent upon us to bring issues to the Board, if there is something going on in the neighborhood that a member becomes aware of, it should be brought to our attention.

Public Comment

None

Adjourn

On a motion to adjourn the meeting with nothing further to come before the Planning Board made by Mr. Walker, seconded by Mr. Wrisley, the meeting is adjourned at 7:44 p.m.

Respectfully submitted by
Catherine DeWolff, Acting Secretary