

MINUTES  
Town of Essex Planning Board  
August 20, 2015  
7:00 p.m.  
Public Hearing

**Call to Order**

Chairman Van Hoven called the meeting to order at 7:05 p.m. and led the attendees in the Pledge of Allegiance.

**Attendance**

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

Absent: Thomas Stransky

Also Present: Ruth Morgan, John P. Madigan, Jr., A. Shapiro, Emma Paladino,  
William R. Poppino, Maris Noble, and Lauren Murphy, Code Enforcement Officer

**Public Hearing**

Minor Subdivision – Madigan - Tax Map #49.11-1-15, Tax Map #49.11-1-26 and  
Tax Map #49.11-1-27 in the Crater Club, Town of Essex.

The Chairman described the Madigan Minor Subdivision project.

**Public Comment**

Bill Poppino, a neighbor, asked if Kevin Hall was in attendance at the meeting and reviewed the map presented for the subdivision. Chairman Van Hoven asked if the public had any further comments. There were none.

**Adjourn**

On a motion to close the Public Hearing by Mr. Hislop, seconded by Mr. Walker, to adjourn at 7:08 p.m., motion carries by unanimous vote of the Board.

Respectfully submitted by

Catherine DeWolff, Secretary

MINUTES  
Town of Essex Planning Board  
August 20, 2015  
7:08 p.m.  
REGULAR MEETING

**Call to Order**

Chairman Van Hoven called the regular meeting to order at 7:08 p.m.

**Attendance**

Present: Olive Alexander, Mark Walker, David Hislop, James Van Hoven,  
Derrick Wisley, H. Nicholas Muller III                      Catherine DeWolff, Secretary

Absent: Thomas Stransky

Also Present: Ruth Morgan, John P. Madigan, Jr., A. Shapiro, Emma Paladino,  
William R. Poppino, Maris Noble, and Lauren Murphy, Code Enforcement Officer

**Review and Acceptance of Minutes**

Minutes of July 16, 2015, Public Hearing and Regular meeting and Minutes of  
July 30, 2015, Special Meeting.

On a motion to accept the minutes of the above referenced two meetings by Mr.  
Hislop, seconded by Mrs. Alexander, the motion carries by unanimous vote of the Board.

**Old Business**

**SEQRA – EAF – Madigan – Minor Subdivision:** Chairman Van Hoven read  
aloud the EAF submitted with the application. On a motion to deem the EAF a Negative  
Declaration in conformance with the NYS DEC SEQRA law by Mr. Walker, seconded by  
Mr. Muller, the motion carries by unanimous vote of the Board: Aye-6 No-0  
Absent-1 (Stransky).

**Draft Permit:**

**EPB #2015-11:** Madigan - Minor Subdivision of Tax Map #49.11-1-15,  
Tax Map #49.11-1-26 and Tax Map #49.11-1-27 in the Crater Club, Town of Essex.

On a motion by Mr. Muller to accept the draft permit as written, seconded by Mr.  
Wisley, the resolution carries by unanimous vote of the Board as follows: Aye-6  
No-0 Absent-1 (Stransky).

**New Business**

**Tax Map #57.2-4-1.100** – Morgan – Minor Subdivision of County Home Cemetery, 1376 NYS Rt. 22, Essex.

County Attorney Daniel Manning appeared together with Mrs. Ruth (Sherrill) Morgan and described the Minor Subdivision action to the Planning Board. A preliminary survey map was presented. 2.2 acres comprised of the old County Home Cemetery will be subdivided off and will be conveyed to Essex County. The remaining 16 acres will continue to be used by Ruth Morgan as a single family residence. The particulars, easements and restrictions will be noted in the permit.

On a motion to deem the application complete by Mrs. Alexander, seconded by Mr. Wisley, the motion carries by unanimous consent of the Board as follows: Aye-6 No-0 Absent-1 (Stransky).

On a motion to set a Public Hearing for September 17, 2015 by Mr. Muller, seconded by Mr. Wisley, the motion carries by unanimous consent of the Board as follows: Aye-6 No-0 Absent-1 (Stransky).

**Tax Map #40.73-2-8** – Essex Legacy Trust – Special Use Permit/Change of Use at 2309 Main Street, Essex, from Commercial to Residential Use.

Emma Paladino appeared as the representative for Essex Legacy Trust. She stated that they would like to turn the building into a single family residential use. The Board discussed the change to residential use. Mr. Hislop asked if a condition could be that the outside of the building be maintained as is to preserve the character of the downtown Historic District. On a motion to deem the application complete by Mr. Walker, seconded by Mrs. Alexander the motion carries by unanimous consent of the Board as follows: Aye-6 No-0 Absent-1 (Stransky).

On a motion to set up the Public Hearing for September 17, 2015, by Mr. Muller, seconded by Mr. Hislop, the motion carries by unanimous consent of the Board: Aye-6 No-0 Absent-1 (Stransky).

**Tax Map #40.73-3-14** – O’Hara – Special Use Permit/Change of Use of rental cottage back to Residential Use at 7 Beggs Point Street, Essex.

This application was tabled by the Board until their next meeting on September 17, 2015, as the applicants were unavailable. On a motion to table the application until the next meeting by Mr. Muller, seconded by Mr. Wisley, the motion carries by unanimous consent of the Board as follows: Aye-6 No-0 Absent-1 (Stransky).

**Tax Map #49.15-3-2.110** – Noble - Special Use Permit for Demolition of camp that is about to fall down at 103 Albee Lane, Essex.

On a motion to take action on the demolition project offered by Mr. Muller, seconded by Mr. Walker, the motion is on the table for discussion. Chairman Van Hoven described the action to the Board. The camp in question holds two camps. One of the buildings, the older of the two, is ready to fall down and is posing a hazard. A JIF has been sent to the APA and the Code Enforcement Officer advised that she would like to wait for the determination from the APA before the building is razed.

Mr. Muller asked to modify his resolution to proceed with the issuance of the demolition permit. The permit will be written contingent on APA approval. The Planning Board has waived the necessity of a public hearing for this action. Mr. Muller asked that the record show that no further action will take place without Planning Board approval and this will be reflected in the permit. The vote on the modified resolution is as follows: Aye-6 No-0 Absent-1 (Stransky).

**Report of Zoning Officer**

Mr. Muller queried the Zoning/Code Enforcement Officer about developing an ordinance for temporary storage units and if she had made any progress on that.

**Report of the Chairman**

Chairman Van Hoven advised that he had no report for this meeting.

**Public Comment**

Anita Shapiro asked the Board if they could do something about the construction debris in her neighbor's yard that is making the space look like the slums. The Chairman directed the Code Enforcement Officer, Ms. Murphy, to take a look at the situation.

**Adjourn**

On a motion to adjourn the meeting by Mr. Muller, seconded by Mr. Walker, the motion carries to adjourn at 7:45 p.m.

Respectfully submitted by

Catherine DeWolff  
Secretary