

Town of Essex Planning Board
Meeting Minutes
Public Hearing
February 19, 2015
7:00 p.m.

Call to Order

Chairman Van Hoven called the Organizational Meeting to Order at 7:00 p.m.

Attendance

Present: James Van Hoven, Thomas Stransky, Derrick Wrisley, Olive Alexander, H. Nicholas Muller, III (7:02 p.m.). Catherine DeWolff, Acting Clerk

Absent: David Hislop, Mark Walker

Also present: Kevin Hall, Bill Kissel, Larry Smead, Justin Green, Linda and Ray Faville, and Lauren Murphy – Codes Officer

Public Hearing

Tax Map #49.11-1-55.-54 – “Camp Bonnie” Lawson P. Allen – Site Plan Review – 1855 Lake Shore Road, Essex, for demolition of single family dwelling and replacement with a new single family dwelling in the Crater Club. Representative is Attorney Bill Kissel for the Allen’s.

Public Comment

Chairman Van Hoven asked if there was any public interest in this project. There being none, the Chairman called for a motion to close the Public Hearing.

Adjourn

On a motion by Mr. Stransky to close the public hearing, seconded by Mr. Wrisley, the public hearing is closed by majority vote of the Board, Aye-5 No-0 Absent-2

Respectfully submitted by

Catherine DeWolff, Acting Clerk to the Planning Board

Town of Essex Planning Board
Regular Meeting
February 19, 2015
7:05 p.m.

Call to Order

Chairman Van Hoven called the meeting to Order at 7:05 p.m.

Attendance

Present: James Van Hoven, Thomas Stransky, Derrick Wrisley, Olive Alexander, H. Nicholas Muller, III . Catherine DeWolff, Acting Clerk

Absent: David Hislop, Mark Walker

Also present: Kevin Hall, Bill Kissel, Larry Smead, Justin Green, Linda and Ray Faville, and Lauren Murphy – Codes Officer

Review and Acceptance of Minutes

The Chairman asked for a motion to approve the minutes of the January 15, 2015 Organizational and Regular Meetings. On a motion to approve the minutes of both meetings by Mrs. Alexander, seconded by Mr. Wrisley, the motion carries and the minutes are approved by majority vote of the Board, Aye – 5 No – 0 Absent - 2

Old Business

Draft Permit 2015-2: Tax Map #49.11-1-55.-54 – “Camp Bonnie” Lawson P. Allen – Site Plan Review – 1855 Lake Shore Road, Essex, for demolition of single family dwelling and replacement with a new single family dwelling in the Crater Club.

The draft permit was reviewed by the Planning Board. The Chairman advised the Clerk that the JIF has been received and to amend the permit to reflect this along with the date received. Mr. Stransky asked if any more trees would be cut down on the property.

Kevin Hall advised that there is a cedar hedge row that may need to come out. Bill Kissel, Attorney and Representative for the Allen’s advised that he did not believe that any large trees will come out and suggested a restriction of substantially retaining the hedge row. The Chairman advised that the permit was written to give two years to the applicant because of the size of the project. Attorney Kissel respectfully requests that the condition of the silt fence during construction be eliminated as unnecessary on behalf of his client. The Planning Board discussed the silt fence condition and voted by majority to keep the condition in the permit.

On a motion to accept the permit as written with changes being “substantial retention of the hedge row” and elimination of the requirement of the APA ruling, which has been

received, by Mr. Muller, seconded by Mrs. Alexander, the permit is approved by majority vote of the Board, Aye-5 No-0 Absent-2

New Business

Tax Map #40.73-6-6.100 – Faville – Special Use Permit for a Cafe at 2270 Main Street, Essex (Burley's Provisions Store).

On a motion to declare the application complete by Mr. Stransky, seconded by Mrs. Alexander, the motion carries by majority vote, Aye-5 No-0 Absent-2

On a motion to set the Public Hearing on the application for March 19, 2015, at 7:00 p.m., by Mr. Muller, seconded by Mr. Wrisley, the motion carries by majority vote, Aye-5 No-0 Absent-2

Tax Map #40.73-6-8.000 – Smead – Minor Subdivision of house known as the Cleland House to separate it from the Marina/Restaurant property at 2264 Lake Shore Road, Essex.

The Chairman advised that the applicant was successful with the Zoning Board of Appeals and received a variance permit and it is now coming to us for the subdivision permit.

On a motion to declare the application complete by Mr. Muller, seconded by Mr. Stransky, the motion carries by majority vote, Aye-5 No-0 Absent-2

On a motion to set the Public Hearing for March 19, 2015, at 7:00 p.m., by Mr. Muller, seconded by Mr. Wrisley, the motion carries by majority vote, Aye-5 No-0 Absent-2

Report of the Zoning Officer

Lauren Murphy, Codes and Zoning Officer, pre-distributed her report to the Planning Board.

Chairman's Report

Chairman Van Hoven advised the Board that it will be May until the Town Board approves the Zoning Law when he gets back in to town. Regarding Spirit Sanctuary, we are still waiting to hear from the Cemetery people in Albany. I met with County Attorney Dan Manning regarding the County Home Cemetery and he advises that he will pick up the ball with Spirit Sanctuary. The approvals are an issue as well as the responsibility that the Town may have for example, abandonment. A third issue is the 99 year lease. Dan will look at all of this and I will inform John and Jamie about this. We will have to wait to see what happens as we want to make sure all of the legal issues are taken care of. Incidentally, we will be getting the application for the subdivision of the County Home Cemetery to us in May. Kevin Hall asked if the subdivision would be the entire property or just the cemetery. The Chairman responded that he thought it should be the entire property surveyed so that the subdivision is clear as are the two resultant parcels.

Further, it would be a Class A action and would need approval of the APA. There will be no building right, no burials, although it may need a bit of sprucing up.

Public Comment

None

Adjourn

On a motion by Mr. Wisley to adjourn the meeting, seconded by Mr. Muller, the meeting is adjourned at 7:38 p.m.

Respectfully submitted by

Catherine DeWolff, Acting Clerk to the Planning Board