

**MINUTES**  
**Town of Essex Planning Board**  
**June 18, 2015**  
**Public Hearing**  
**7:00 p.m.**

**Call to Order**

Chairman Van Hoven called the Public Hearing to Order at 7:02 p.m. and led the participants in the Pledge of Allegiance.

**Attendance**

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

Absent: Thomas Stransky

Also Present: John Doyle, Lauren Murphy, Mark Hall, Maureen DeLaughter, Sonia Arrubla, and Anita Shapiro

**Public Hearing(s)**

**Tax Map # 40.73-2-11** – CFES/Dalton – Site Plan Review for a Kiosk to replace the bulletin board in front of the Post Office.

Chairman Van Hoven explained that this action came to the Planning Board some time ago, however, there was some opposition to the former design, which has now come back with a more conventional design. Mark Hall is the legal representative.

With no opposition to the action by the Board or the Public, a motion to close this public hearing is made by Mr. Walker, seconded by Mr. Muller. The vote to close is unanimous at 7:04 p.m., Aye-6 No-0 Absent-1

**Tax Map #40.81-3-6** – DeLaughter – Site Plan Review for a 5’x 8’ vestibule at the front door of their residence, 2204 Lakeshore Road, Essex, NY.

Chairman Van Hoven queried Maureen DeLaughter about her application. Mrs. DeLaughter explained that the 5’ x 8’ Vestibule is a needed barrier to the cold and provides a better ease of access. With no opposition to the project by the Board or the Public, a motion to close this public hearing is made by Mr. Muller, seconded by Mr. Hislop. The vote to close is unanimous at 7:05 p.m., Aye-6 No-0 Absent-1

**Public Comment**

None

**Adjourn**

The Public Hearings adjourned at 7:04 and 7:05 p.m., respectively.

By: Catherine DeWolff, Secretary

**MINUTES**  
**Town of Essex Planning Board**  
**June 18, 2015**  
**Regular Meeting**  
**7:07 p.m.**

**Call to Order**

Chairman Van Hoven called the Regular Meeting of the Town of Essex Planning Board to Order at 7:07 p.m.

**Attendance**

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

Absent: Thomas Stransky

Also Present: John Doyle, Lauren Murphy, Mark Hall, Maureen DeLaughter, Sonia Arrubla, and Anita Shapiro

**Review and Acceptance of Minutes**

Minutes of May 21, 2015 Public Hearing and Regular Meeting – On a motion to accept the minutes of May 1, 2015, by Mr. Muller, seconded by Mrs. Alexander, the motion carries  
Aye-6 No-0 Absent-1

**Old Business**

**SEQRA Review – DeLaughter**

The Chairman read the EAF included in the application in conformance with NYS DEC SEQRA law. On a motion to declare the EAF a Negative Declaration by Mr. Muller, seconded by Mr. Hislop, the motion carries by unanimous consent of the Board, Aye-6 No-0 Absent-1

**Draft Permit #EPB 2015-8**

**Tax Map #40.81-3-6 – DeLaughter** – Site Plan Review for a 5' x 8' vestibule at the front door of their residence, 2204 Lakeshore Road, Essex, NY.

On a motion to approve the draft permit as written by Mr. Muller, seconded by Mr. Hislop, the draft permit is approved by unanimous consent of the Board, Aye-6 No-0 Absent-1

### **SEQRA Review – CFES/Dalton**

Chairman Van Hoven read the EAF included in the application in conformance with NYS DEC SEQRA law. On a motion to declare the EAF a Negative Declaration by Mr. Muller, seconded by Mr. Wisley, the motion carries by unanimous consent of the Board, Aye-6 No-0 Absent-1

### **Draft Permit #EPB 2015-9**

**Tax Map # 40.73-2-11 – CFES/Dalton** – Site Plan Review for a Kiosk to replace the bulletin board in front of the Post Office.

On a motion to accept the draft permit as written by Mrs. Alexander, seconded by Mr. Wisley, the motion carries by unanimous consent of the Board, Aye-6 No-0 Absent-1

### **New Business**

**Tax Map #48.76-1-14 – John Doyle** – Special Use Permit for a school to a residence at 833 Walker Road, Whallonsburg, Essex.

On a motion by Mr. Muller to deem the application complete, seconded by Mrs. Alexander, the motion carries by unanimous consent of the Board, Aye-6 No-0 Absent-1

On a motion to set up the Public Hearing for July 16, 2015 by Mr. Muller, seconded by Mr. Wisley, the motion carries by unanimous consent of the Board, Aye-6 No-0 Absent-1

**Tax Map #57.2-3-7.200 – Catalina Arrubla** – Site Plan Review for an Accessory Building, small timber frame on wooded lot on Sayre Road.

The Chairman queried the Zoning Officer as to why this application came before the Planning Board. Lauren Murphy responded that between the APA approvals and the Chairman being out of the office, she thought it appropriate to come before the Board as a Site Plan Review. Mr. Muller suggested that the Board proceed as usual with the application but if there is a hardship, we could discuss it. Sonia Arrubla, sister of the Applicant, appeared as the legal representative for the action and described the project to the Board and asked if the permit could be made right away. Chairman Van Hoven advised Ms. Murphy and the Board that this application does not need to be entertained by the Planning Board and advised the Zoning Officer to permit the accessory structure. The Town of Essex Planning Board took no action on the application.

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

Lauren Murphy handed in her report prior to this meeting.

### **Report of the Chairman**

The Chairman advised that he has been working with Matt Kendall at the APA and passed out maps to the Planning Board indicating that the APA will be revising their map to become

congruent with the Town's new Zoning Law Map. Further, that the APA will have to hold public hearings in Essex and that the process should be completed by October or November of this year. However, the first step is to get a resolution by the Town Board to accept the maps and go from there. Additionally, the Chairman has been speaking with Jamie Phillips regarding the Spirit Sanctuary which is in the hands of County Attorney, Dan Manning. Nothing has been heard from Mr. Manning to date. The other issue was the County Home Cemetery which Mr. Manning is also working on. This will also need to come to the Planning Board for permitting sometime in the future.

**Public Comment**

Anita Shapiro questioned the Board about the Taco Truck and that she felt the question of permitting it should be with the Planning Board and not the Essex Town Board.

**Adjourn**

On a motion to adjourn the meeting at 7:30 p.m. by Mrs. Alexander, seconded by Mr. Wrisley, the motion to adjourn is by unanimous consent of the Board, Aye-6 No-0 Absent-1

Respectfully submitted by

Catherine DeWolff, Secretary