

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

Call to Order

Acting Chairman Stransky called the Meeting to Order at 7:00 p.m.

Attendance

Present: Thomas Stransky, Derrick Wrisley, Olive Alexander, Janellen Fortune, Mark Walker (7:02) Catherine DeWolff, Acting Clerk

Absent: David Hislop, H. Nicholas Muller, III, James Van Hoven

Also present: Hilary Rogers, Kevin Hall, Justin Green, Linda and Ray Faville, Donna Lou Sonnett, Jay White

Public Hearing

Tax Map #40.73-6-6.100 – FAVILLE – Special Use Permit for a Cafe at 2270 Main Street, Essex. Owners are Robert and Patricia Burley.

Chairman Stransky asked if the Public had any comments on this Special Use Permit. Hilary Rogers identified herself as the attorney for a neighbor, Barry Hamilton. Mrs. Rogers queried the Board as to the permit process in general and stated her client has issues with parking for this business. The parking was deliberated by the Board who found that the parking as written in the permit is adequate.

Donna Lou Sonnet, a neighbor, spoke in favor of the action.

The Chairman motioned to close this Public Hearing, the Faville hearing is closed by unanimous vote of the Planning Board.

Tax Map #40.73-6-8 – KEVIN HALL, LS – Minor Subdivision – 2264 Lake Shore Road, Essex, commonly known as the Cleland House. To separate the house from the Restaurant/Marina parcel. Owner is Essex One, LLC (Smead).

Chairman Stransky opened the Public Hearing on Cleland House subdivision and asked the public if they had any comments or objections. There being none, the Chairman closed this Public Hearing by unanimous consent of the Board.

Public Comment

Hilary Rogers identified herself as the attorney for a neighbor, Barry Hamilton. Mrs. Rogers queried the Board as to the permit process in general and stated her client has

issues with parking for this business. The parking was deliberated by the Board who found that the parking as written in the permit is adequate.

Donna Lou Sonnet, a neighbor, spoke in favor of the action.

Adjourn

On a motion by Mrs. Fortune to close the public hearing, seconded by Mrs. Alexander, the public hearing is closed by majority vote of the Board at 7:26 p.m.

Respectfully submitted by

Catherine DeWolff, Acting Clerk to the Planning Board

Town of Essex Planning Board
Regular Meeting
March 19, 2015
7:26 p.m.

Call to Order

Acting Chairman Stransky called the meeting to Order at 7:26 p.m.

Attendance

Present: Thomas Stransky, Derrick Wrisley, Olive Alexander, Janellen Fortune (Alternate), Mark Walker Catherine DeWolff, Acting Clerk

Absent: David Hislop, H. Nicholas Muller, III, James Van Hoven

Also present: Hilary Rogers, Kevin Hall, Justin Green, Linda and Ray Faville, Donna Lou Sonnett, Jay White

Review and Acceptance of Minutes

The Chairman asked for a motion to approve the minutes of the February 19, 2015 Public Hearing and Regular Meetings. On a motion to approve the minutes of both meetings by Mr. Wrisley, seconded by Mrs. Alexander, the motion carries and the minutes are approved by majority vote of the Board, Aye – 4 No – 0 Absent - 3

Old Business

Draft Permits:

EPB 2015-3 – Draft Permit – Tax Map #40.73-6-6.100 – FAVILLE – Special Use Permit – Cafe at 2270 Main Street, Essex (formerly Provisions).

Acting Chairman Stransky reviewed the EAF submitted in the application in conformance with NYS DEC SEQRA law. On a motion to deem the EAF a Negative Declaration by Mr. Walker, seconded by Mr. Wrisley, motion carries by unanimous vote of the majority present.

On a motion to approve the permit as written by Mr. Wrisley, seconded by Mr. Walker, the motion carries by unanimous consent of the majority of members of the Town of Essex Planning Board. Aye-4 No-0 Absent-3

EPB 2015-4 – Draft Permit – Tax Map #40.73-6-8.000 – HALL – Minor Subdivision – Cleland House, 2264 Lakeshore Road, Essex.

Acting Chairman Stransky reviewed the EAF submitted in the application in conformance with NYS DEC SEQRA law. On a motion to deem the EAF a Negative Declaration by Mrs. Alexander, seconded by Mr. Walker, motion carries by unanimous vote of the majority present.

On a motion to approve the permit as written by Mr. Walker, seconded by Mr. Wrisley, the motion carries by unanimous consent of the majority of members of the Town of Essex Planning Board. Aye-4 No-0 Absent-3

New Business

Tax Map #49.7-4-10.000 – Mark Gibson – Site Plan Review – 1996-2006 Lakeshore Road, Essex for Screened Porch Addition and to enclose existing porch.

Application was not reviewed as Mark Hall, legal representative, was not available.

Tax Map #49-3-2-2.100 – Mark Walker – Minor Subdivision – One lot of approximately 3 acres to build a pole barn for equipment and hay storage.

Mr. Walker queried the Board mainly about the need for a survey plat map. There was a discussion of enough land in the proposed subdivision as well as a discussion of the requirement of survey. This application was not complete and Mr. Walker will come back to Planning Board next month with a completed application.

Mrs. Alexander asked about fines and how we would impose them for non-compliance. There was a discussion of fining the Ames's. It was considered that this would be up to the Code Enforcement Officer. The Board agreed that this issue would be taken up at the next meeting of the Planning Board.

Report of the Zoning Officer

Lauren Murphy, Codes and Zoning Officer, pre-distributed her report to the Planning Board, she was not in attendance at the meeting.

Chairman's Report

Chairman Van Hoven was absent. No report.

Public Comment

None

Adjourn

On a motion by Mr. Wrisley to adjourn the meeting, seconded by Mrs. Fortune, the meeting is adjourned at 7:56 p.m.

Respectfully submitted by

Catherine DeWolff, Acting Clerk to the Planning Board