

Public Hearing Meeting Minutes
Town of Essex Planning Board
Public Hearing Meeting
January 18, 2018
7:00 p.m.

Call to Order

Chair opened the meeting at 7:17 p.m.

Attendance

Present: Catherine DeWolff, Anh Thu Cunnion, Davis Hislop, Jonathan Pribble, Thomas Stransky, Mark Walker, Cheryl Sprang, Secretary

Absent: Derrick Wrisley

Others present: Anita Shapiro, Lauren Murphy, Kevin DeLaughter

Public Hearing (s)

The Chair gave an overview of the proceedings before the Planning Board.

Tax Map # 40.65-3-5.200 – John Doyle – Special Use w/ Site Plan – Change of use, 2nd floor of the Emporium building 2750 Essex Road, Essex, NY

Public Comment

There were no letters received in regard to this project

Lauren Murphy asked questions about the project, the Chair answered Lauren's questions based on application details.

Lauren Murphy asked about the separation of use, mixed uses and about the egress. She stressed the importance of the Code Officer being involved.

Adjourn

On a motion to close the public hearings by Mr. Stransky, seconded by Mr. Hislop, the Public Hearing(s) meeting adjourns at 7:25 p.m.

Respectfully submitted by

Cheryl Sprang
Secretary

Meeting MINUTES
Town of Essex Planning Board
Regular Meeting
January 18, 2018
7:00 p.m.

Call to Order

Chair opened the meeting at 7:25 p.m.

Attendance

Present: Catherine DeWolff, Anh Thu Cunnion, Davis Hislop, Jonathan Pribble, Thomas Stransky, Mark Walker, Cheryl Sprang, Secretary

Absent: Derrick Wrisley

Others present: Anita Shapiro, Lauren Murphy, Kevin DeLaughter

Review and Acceptance of Minutes of December 21, 2017

On a motion to accept the minutes of December 21, 2017, by Chair DeWolff, seconded by Mr. Hislop, the motion carries, Aye-6 No-0 Absent-1 (Wrisley) Abstain-0

Old Business

Tax Map # 40.65-3-5.200 – John Doyle – Special Use w/ Site Plan – Change of use, 2nd floor of the Emporium building 2750 Essex Road, Essex, NY

SEQRA: On a motion to deem the Short Form EAF a Negative Declaration in conformance with NYS DEC SEQRA law, by Chair DeWolff, seconded by Mr. Walker, the motion carries, Aye-6 No-0 Absent-1 (Wrisley)

Mr. Doyle (and/or a representative of) was not present to answer board members questions or concerns. The application can be permitted with the following specific conditions: Exterior to remain the same with two (2) small windows at the top of the building, appropriate egress for apartment, all architectural remnants to be saved-specifically the large freight doors, Code Officer to be involved with the renovation.

On a motion to approve the draft permit (with the above conditions) by Mr. Stransky, seconded by Mr. Walker, the motion carries, Aye-6 No-0 Absent-1 (Wrisley)

New Business

Tax Map # 40.3-2-9.100 – Tart to Davis, 2819 Essex Road, Essex, NY – Minor Subdivision Application – No new land use, 2 lot subdivision. Tart retains Lot 1 being 5+ acres with existing dwelling. Lot 2 being a 30 (approx) acre lot to be merged into Davis property, tax map 40.65-1-3.000. Both properties are located in resource management district.

Lauren Murphy was present and gave an overview of the project.

APA will be required to give their determination on the project.

On a motion to declare the application complete and schedule a public hearing for the February 15th meeting by Mr. Hislop seconded by Mr. Walker, the motion carries, Aye-6 No-0 Absent-1 (Wrisley)

Tax Map # 40.81-3-6.000 – Kevin and Maureen DeLaughter, 2204 Lakeshore Road, Essex – Special Use w/ Site Plan – Construction of an 18’ x 22’ freestanding garage for vehicle parking and storage space.

Mr. DeLaughter was present and gave an overview of the project.

SEQRA: On a motion to deem the Type II Short Form a Negative Declaration in conformance with NYS DEC SEQRA law, by Chair DeWolff, seconded by Mr. Stransky, the motion carries, Aye-6 No-0 Absent-1 (Wrisley)

Single car garage with storage on lower level, proposed setback is 3 feet. Mr. DeLaughter will provide written permission as per deed restriction. He may also change the hedge. Downcast lighting is encouraged. Chair DeWolff indicated that Code Enforcement officer will come look at the project,

On a motion to declare the application complete and schedule a public hearing for the February 15th meeting by Chair DeWolff, seconded by Ms. Cunnion, the motion carries, Aye-6 No-0 Absent-1 (Wrisley)

Report of the Zoning Officer

None

Report of the Chair

None

Other Reports and Communications

The chair discussed the following items:

- the importance of a thorough SEQRA review for all projects
- training opportunities
- secretary to contact the New York Association of Towns and update the list of board members for receipt of mail

Public Comment

None

Adjourn

On a motion to adjourn the meeting at 7:55 p.m. by Mr. Walker, seconded by Mr. Pribble, Motion carries, meeting is adjourned at 7:55 p.m.

Respectfully submitted by

Cheryl Sprang
Secretary