

**MEETING MINUTES**  
**Town of Essex Planning Board**  
**Public Hearing Meeting**  
**September 20, 2018**  
**7:00 p.m.**

**Call to Order**

Chair DeWolff opened the meeting at 7:01 p.m. and led the meeting with the Pledge of Allegiance

**Attendance**

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

Absent: Derrick Wrisley

Others present: John Orberg, Anita Shapiro, James Youngs-Schmitt, Lauren Murphy, Justin Green, Leonard Duffy, Emma Paladino, Jesse Scheinin, Audrey Sparre, Kevin Hall, Bob Perry, James Schmitt, Kelly Schmitt, Annie Smith

**Public Hearing (s)**

Tax Map #49.01-1-26.000 – Shirley Perry Richter Estate – 347 Christian Road, in the town of Essex - Minor 2 lot Subdivision of land. No new land use, 2 lot subdivision. Lot 1 being 76+/- acres. Lot 2 being a 5.69 +/- acre lot. Kevin Hall the representative for this action.

Referred to ZBA at the August 16 meeting.

Variance approved by the Zoning Board of Appeals on September 19, 2018.

**Public Comment**

None

**Adjourn**

On a motion to adjourn the public hearing at 7:07 p.m. by Mr. Stransky, seconded by Mr. Hislop. Motion carries, meeting is adjourned at 7:07 p.m.

**MEETING MINUTES**  
**Town of Essex Planning Board**  
**Regular Meeting**  
**September 20, 2018**  
**7:00 p.m.**

**Call to Order**

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**Attendance**

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

Absent: Derrick Wrisley

Others present: John Orberg, Anita Shapiro, James Youngs-Schmitt, Lauren Murphy, Justin Green, Leonard Duffy, Emma Paladino, Jesse Scheinin, Audrey Sparre, Kevin Hall, Bob Perry, James Schmitt, Kelly Schmitt, Annie Smith

**Review and Acceptance of Minutes** of August 16, 2018

On a motion to accept the minutes with revision of changing the wording of the last paragraph from “On a motion to adjourn the public hearing” to “On a motion to adjourn the meeting” of August 16, 2018, by Mr. Hislop, seconded by Mr. Stransky, the motion carries, Aye-6 No-0 Absent-1 (Wrisley) Abstain-0

**Old Business**

Tax Map #49.01-1-26.000 – Shirley Perry Richter Estate – 347 Christian Road, in the town of Essex - Minor 2 lot Subdivision of land. No new land use, 2 lot subdivision. Lot 1 being 76+/- acres. Lot 2 being a 5.69 +/- acre lot. Kevin Hall is the representative for this action.

SEQR Review: A Short form Environmental Assessment Form was completed. The Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on September 20, 2018 where no significant impacts on the environment were determined. A Negative declaration on an unlisted action, was issued on the application by vote of the Planning Board. Aye-6 No-0 Absent-1 (Wrisley)

On a motion to approve the draft permit with revision by Mr. Walker, seconded by Ms. Cunnion, the motion carries, Aye-6 No-0 Absent-1 (Wrisley) Abstain-0

**New Business**

Tax Map #40.65-1-4.000 – Essex Legacy Trust – 2775 Lakeshore Road, in the town of Essex – Special Use w/ Site Plan. Construction of a boathouse and docks on the waterfront. Justin Green is the representative for Essex Legacy Trust.

The project architect, Leonard Duffy, presented the project. There was discussion and Q&A. The planning board has requested additional information and appropriate permits be given to our office 10 days prior to the public hearing, a few days leeway was given. On a motion to conditionally approve the application as complete and schedule for public hearing on October 18, 2018 by Mr. Stransky, seconded by Mr. Walker, the motion carries, Aye-6 No-0 Absent-1 (Wrisley) Abstain-0

Tax Map #04.73-5-1.1 & 40.73-5-3.1 – Mesick to Pribble – 290 School Street, in the town of Essex and 18 Ross Way, in the town of Essex, NY – Minor Subdivision/Boundary Line Adjustment. Mesick currently has a 1.6± acre parcel, Pribble currently has a 1.9± acre parcel. Mesick will convey .3± acre to merge to Pribble property. The amended Mesick lot will be 1.3± and the amended Pribble lot will be 2.2±. No new land use or development at this time. Kevin Hall is the representative in this project.

SQRA Review: A short Environmental Assessment Form was completed. The Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on September 20, 2018 where no significant impacts on the environment were determined. A Negative Declaration on an unlisted action, was issued on the application by vote of the Planning Board, Aye-5 No-0 Absent-1 (Wrisley) Abstain-1 (Pribble)

On a motion to declare the application complete and schedule for public hearing on October 18, 2018, by Mr. Hislop, seconded by Mr. Walker, the motion carries, Aye-5 No-0 Absent-1 (Wrisley) Abstain-1 (Pribble)

Tax Map #49.3-2-13.200– Hillary and Thomas Stransky – 1420 Whallons Bay, in the town of Essex – Special Use w/ Site Plan. Demolish existing and replace with new modern structure. Footprint to remain the same

Request at this time is for demolition only. Owner will apply again for rebuild.

On a motion to declare the application complete and schedule for public hearing on October 18, 2018, by Mr. Pribble, seconded by Ms. Cunnion, the motion carries, Aye-5 No-0 Absent-1 (Wrisley) Abstain-1 (Stransky)

Tax Map #40.73-3-8.000 – James Youngs-Schmitt – 37 Beggs Point Road, in the town of Essex – Special Use Permit. Application for additional use to residential of a Transient/Tourist Accommodation in compliance with the Town of Essex Zoning Law

Chair DeWolff discussed this application and it was determined that the convenience store and three sign permits for the store would be included in this process. The history of property was discussed. Planning Board will require additional images and layout of what the signs will look like as well as written permission from property owner of any off-premise signs, prior to permitting. Convenience store will operate seasonally, 7 days per week with business hours no to be later than 8:00 P.M. The tourist/transient accommodations are seasonal rentals only.

The Planning Board conducted a SEQR review in conformance with the NYS DEC SEQR law on September 20, 2018 where no significant impacts on the environment were determined. A Negative Declaration on a type 1 action in historic, hamlet, historic districts was issued on the application by vote of the Planning Board, Aye-6 No-0 Absent-1 (Wrisley) Abstain-0

On a motion to declare the application complete and schedule for public hearing on October 18, 2018, by Mr. Hislop, seconded by Mr. Pribble, the motion carries, Aye-6 No-0 Absent-1 (Wrisley) Abstain-0

Tax Map #40.73-1-1 – Karol Kempster – 2712 NYS Route 22, in the town of Essex – Special Use Permit. Application for additional use to residential of a Transient/Tourist Accommodation in compliance with the Town of Essex Zoning Law

Applicant was unable to attend, this will be moved to the October meeting.

The Planning Board conducted a SEQR review on the below 4 (four) (application at one time) in conformance with the NYS DEC SEQR law on September 20, 2018 where no significant impacts on the environment were determined. A Negative Declaration on an unlisted action, was

issued on the application by vote of the Planning Board, Aye-6 No-0 Absent-1 (Wrisley)  
Abstain-0

On a motion to waive the public hearing on the residential applications on September 20, 2018, by Mr. Stransky, seconded by Mr. Pribble, the motion carries Aye-6 No-0  
Absent-1 (Wrisley) Abstain-0

On a motion to declare the application complete and permit all application on September 20, 2018, by Mr. Hislop, seconded by Mr. Walker, the motion carries, Aye-6 No-0  
Absent-1 (Wrisley) Abstain-0

Tax Map #40.73-5-1.100 – Owl Investments – 1789 Lakeshore Road, in the town of Essex – Special Use Permit. Application for additional use to residential of a Transient/Tourist Accommodation in compliance with the Town of Essex Zoning Law  
Annie Smith was in attendance, explained her property and the use. Rental of her property is seasonal only.

Tax Map #48.4-1-19.200 – Mark Wilcox, Crystal Springs Farm– 2847 Essex Road, in the town of Essex – Special Use Permit. Application for additional use to residential of a Transient/Tourist Accommodation in compliance with the Town of Essex Zoning Law. Mr. Wilcox was in attendance, explained his property and the use. Rental of property is year-round.

Tax Map #48.2-1-10.230 – Audrey Sparre – 187 Leaning Road, in the town of Essex – Special Use Permit. Application for additional use to residential of a Transient/Tourist Accommodation in compliance with the Town of Essex Zoning Law  
Ms. Sparre was in attendance, explained about property and the use. Rental of property is year-round.

Tax Map #40.73-3-24.000 – Richard Scheinin – 15 Orchard Street, in the town of Essex – Special Use Permit. Application for additional use to residential of a Transient/Tourist Accommodation in compliance with the Town of Essex Zoning Law  
Jesse Scheinin was in attendance, explained his property and the use. Rental of property is year-round.

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

The zoning officer was not present at the meeting.

### **Report of the Chair**

### **Other Reports and Communications**

Mr. Stransky would like the PB to reinstate working sessions with applicants to help them in the application process.

It was discussed that Mr. Wrisley has resigned from his of planning board member, Chair DeWolff will contact him to clarify resignation process.

### **Public Comment**

Discussion about Town of Essex having a Zoning Officer present in the office more frequently.

### **Adjourn**

On a motion to adjourn the meeting at 8:35 p.m. by Chair DeWolff, seconded by Mr. Hislop. Motion carries, meeting is adjourned at 8:35 p.m.