

Town of Essex Zoning Board of Appeals Minutes
August, 15, 2018
Town Hall
PO Box 355
Essex, NY

Meeting called to order at 7:05pm by Kevin DeLaughter in Essex Town Hall, Essex, NY

Members Present

Susan Cerny
Kevin DeLaughter
Lauren Murphy
Richard Teitelbaum

Community Members Present

Kevin Hall

Business-An application from the Estate of Shirley Perry Richter % Kevin Hall, L.S.

Application requests an area variance for a two-lot subdivision at 347 Christian Road. The proposed subdivision would place new lot lines closer than the required 30 feet from existing buildings. The proposed setback ranges from 6.7 to 23.7 feet.

The application is complete and falls under a type II SEQR action (item 12 on the Type II list) so no further review is required under SEQR.

Kevin Hall explains the map of the property with the proposed subdivision lines to the Zoning Board of Appeals Members. Shirley Perry left in her will 76 acres including the hay barn and airplane hangar to Robert Perry and the remaining 5.69 acres including her house and other outbuildings to Linda Perry. In drawing the new lines and working with the topography of the land and current placement of buildings, not all lines can be reasonably placed the required 30 foot setback from outbuildings.

The current septic system for the 5.69 acre parcel resides on the proposed 76 acre parcel. Should the system fail, there is a relocation area on the proposed 5.69 acre parcel that can be used and is mapped out.

Motion by Richard Teitelbaum to schedule a public hearing on September 19th at 7pm

4 in favor
0 opposed

7:33pm Kevin DeLaughter adjourns the meeting.