

Zoning Board Of Appeals
Meeting Minutes
February 11, 2015

The meeting was called to order at 7:05 pm

Roll Call:

Kevin DeLaughter, Chairman	Present
Dorothy Bliss	Absent/ Resignation pending
Emily G. Phillips, Secretary	Present
Frank Walls	Present
James Laforest	Absent

Also Present: Lauren Murphy, Code/Zone Office, Kevin Hall, Representative for Larry Smead & Justin Greene

Tax Map No. 40.73-6-8.000 - 0.6± acre & 40.73-7-1.100 - 3.5± acres

Proposed subdivision Cleland House Lot, 2264 Lakeshore Rd, Essex, NY
Described in deed book 1606 at page 303

Chairman DeLaughter (KD) introduced the application, review of public notice and opened the floor for comment during the public hearing portion of the meeting. Kevin Hall, representative for property owner Larry Smead, discussed the survey map, layout and proposed variances. Separating the house from the marina would simplify tax assessment (residential and commercial). Back property line for the house lot was adjusted to create a straight back property line. Chairman DeLaughter clarified the variances being applied for, lot size, setback variance, and frontage. Chairman DeLaughter ask how long Mr. Smead has owned the property? 9 years.

Chairman DeLaughter thanked Mr. Hall for the thorough explanation and asked if the public had any more questions or comments. None.

Motion to close public hearing made by K.D. Seconded by Emily Phillips (EGP).

The Board proceeded to review the criteria for granting an area variance, and Chairman DeLaughter completed the ZBA Findings and Decision form accordingly. No discussion on application. Motion to approve application made by Frank Walls (FW). Second by EGP. All in Favor.

Minutes from January 21st, 2015. Motion to approve by EGP. Second by FW.

New Application- 199 Clark Road, Mark Wrisley. Area variance. Discussion of history of property building.

Application deemed complete. Motion by EGP. 2nd KD.

SEQRA Classification, Motion to determine Type II by KD. 2nd by EGP.

Schedule of public hearing, April 8th, 7pm at Essex Town Hall. Motion by EGP. 2nd by FW.

No New Business.

Motion to Adjourn by KD, seconded by EGP. All in favor. Meeting adjourned at 7:41 pm.