

PLANNING BOARD REGULAR MEETING, May 25, 2022 AT 7:00PM

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Members present: Alan Hipps, Elisha Bartlett, Ken White, Mary Lou Fitzgerald, Chris Maron, Robert King and Cheri Phillips

Guest Present: George Hainer, Keith Hoffnagle, Peter Burns, Lauren Murphy, Anita Shapiro and Gladys Pearson

Public Hearing regarding deck extension to the Gables (aka All Tucked Inn) opens at 7:02 pm.

Alan Hipps chaired for Robin Severance.

Alternates were included in the voting to have a quorum.

Alan Hipps reads aloud the Notice of Public Hearing Notice

Peter Burns explained that he is leasing the property from Keith Hoffnagle to operate as a year round restaurant/ bar and plans to Build a deck extending 14 feet to the front of the building which will have access from the building while remaining separate from the building. Deck could be demolished in the future if subsequent owners wanted; construct stairs pushed out 6 feet from the deck/ front of building; paint and renovate the building.

Mary Lou Fitzgerald: Will the porch be on the front or back?

Peter Burns: Front. Open year round.

Mary Lou Fitzgerald: So far so good.

Public Comment: None

Public Hearing Closed at 7:06 pm.

Regular Meeting Opened at 7:06 pm

Planning Board introduced to guest.

Alan Hipps: Do we have a motion to approve the minutes from April 27, 2022. Correction needs to be made the Hoffnagle Project is not a Type 1 SEQR.

Ken White: I'll make a motion to approve the minutes.

Elisha Bartlett: I'll second that motion.

Mary Lou Fitzgerald will abstain.

Alan Hipps: All in favor?

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- **Resolution 2022-9 Approval of Minutes from April 27, 2022.**

Resolved: To approve the minutes of April 27, 2022 Regular meeting.

Moved by: Mr. White

Seconded by: Ms. Bartlett

In Favor: Ms. Bartlett, Mr. White, Mr. Maron, Mr. Hipps, Mr. King and Ms. Phillips

Opposed: None

Alan Hipps reads aloud the Hoffnagle application for special permit and checks with George Hainer that he is following required criteria.

The Landmark Preservation Committee met as required by Section 25. Summary of the Meeting:

1. Concerned that the height of the railings on the deck conform to current codes and historic nature. Uncertain what the height requirements would be- either 36” or 42”. Will ask New York state for guidance.
2. They support the project commencing with review of railing/ lattice work to happen as project progresses and reserve the right to amend application to comply with their final decision.

Discussion:

Ken White asked Keith Hoffnagle how he feels about that decision?

Keith Hoffnagle would like to go 36” to avoid obscuring the window.

Lauren Murphy suggest planter boxes to raise deck level.

George Hainer that is possible but would require careful planting. That can be considered once the deck is build.

Peter Burns this has construction implications.

Alan Hipps do we have a motion to accept the State Environmental Review as in application?

Elisha Bartlett: I’ll make the motion.

Chris Maron: I’ll second that motion.

Alan Hipps: All in favor?

- **Resolution 2022-10 To accept the State Environmental Review as in application.**

Resolved: To accept the State Environmental Review as in application for 6455 Main St, Tax Map No. 66.66-4-15.000

Moved by: Elisha Bartlett

Seconded by: Chris Maron

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald, Mr. Maron, Mr. Hipps, Mr. King and Ms. Phillips

Opposed: None

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Alan Hipps: Do we have a motion to approve the special permit as submitted subject to railings?

The recommendation by the Landmark Preservation Committee read aloud:

1. Concerned that the height of the railings on the deck conform to current codes and historic nature. Uncertain what the height requirements would be- either 36" or 42". Will ask New York state for guidance.
2. They support the project commencing with review of railing/ lattice work to happen as project progresses and reserve the right to amend application to comply with their final decision.

Elisha Bartlett: What kind of impact will the decking out front have on the neighbors? Will their privacy be protected? I suggest tasteful screening. The neighbors garage will screen their back yard from the view of the deck. I am concerned that noise could be an issue.

Alan Hipps: Were the neighbors notified?

George Hainer: No, they did not need to be notified directly according to the law. They were notified by public notice.

Chris Maron: Have lighting levels been considered?

Keith Hoffnagle: Yes, specified outside lights for parking with shields or downcast.

Alan Hipps noted that the lighting is outlined in the planning document

Ken White: I motion to approve subject to figuring out railing heights

Elisha Bartlett: I'll second that motion.

• **Resolution 2022-11 To approve special permit deck application for 6455 Main St.**

Resolved: To approve the special permit deck application for 6455 Main St, Tax Map No. 66.66-4-15.000 subject to submission of railing design.

Moved by: Ken White

Seconded by: Elisha Bartlett

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald, Mr. Maron, Mr. Hipps, Mr. King and Ms. Phillips

Opposed: None

Keith Hoffnagle and Peter Burns thanked the Planning Board for their contribution to the community.

Ken White asked if the Town addressed the illuminated sign on Stevenson Rd?

Chris Maron has written a letter to the Zoning Enforcement Officer.

Cheri Philips said that Robin Severance suggested that a petition be circulated for the sign which violates the Town Land Use Law.

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Lauren Murphy asks for progress on Fairgrounds Cooperative Extension building due to come up with Essex County Supervisors Economic Development Committee. Reminds board that it is on the National Register. The building was a gift from Horace Moses (Ticonderoga) who was an early supporter of junior achievement.

Elisha Bartlett: Bill Johnson knows the history. Views the Fairgrounds complex as a collection of structures with historical significance for Westport which would be decreased if the Cooperative Extension building was destroyed.

George Hainer said this should fall under Town Law.

Alan Hipps stated that all criteria for the Gables apply to the Cooperative Extension building under Landmark status.

Chris Maron notes that Sandy Lewis violated the Essex Town Housing Code but was allowed due to pre-existing Agriculture rule and a similar rule may apply to the Cooperative Extension Building.

Lauren Murphy said it must go through SEQR.

George Hainer said the SEQR laws were altered recently we should check.

Elisha Bartlett said the Cooperative Extension building has been in use for 94 years. Cornell moved out due to deterioration of the building. Consider impact on future donations of buildings if they are just torn down rather than preserved. At 6000 sqft. this is comparable to the Gables.

Ken White: I make a motion to adjourn.

Mary Lou Fitzgerald: I'll second that motion.

Alan Hipps: All in favor? Adjourned.

- **Resolution 2022-12 Adjournment**

Resolved: To adjourn the regular meeting at 7:58 pm

Moved by: Ken White

Seconded by: Mary Lou Fitzgerald

In Favor: Ms. Bartlett, Mr. White, Ms. Fitzgerald, Mr. Maron, Mr. Hipps, Mr. King and Ms. Phillips

Opposed: None

Respectfully submitted,

Cheri Phillips, Alternate Planning Board member